

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

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICCOLE TYSON, COUNCIL PLACE 3
DAN DAVIS, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



DEBRA DAVISON, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
July 6, 2021**

**NOTICE IS HEREBY GIVEN
7:00 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 City of Manvel will convene a regular meeting at the Manvel City Hall, located at 20031 Hwy 6, Manvel Tx 77578 for the purpose of discussing and if appropriate, take action with respect to the following items:

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

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

Regular Session

Call To Order

Inspirational Reading - Council Member Davis

Pledge

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

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Public Hearing

TO HEAR COMMENTS “FOR” OR “AGAINST” AN OIL AND GAS DRILLING WELL PERMIT APPLICATION FROM PELES, LLC. TO DRILL, COMPLETE, AND OPERATE A WELL LOCATED ON A 389.70 ACRE TRACT OF LAND, MORE OR LESS, IN THE A.C.H.&B SURVEY, ABSTRACT NO. 402, WITHIN THE CITY OF MANVEL, TEXAS, 369.70 ACRES MORE PARTICULARLY DESCRIBED IN THAT MINERAL DEED DATED EFFECTIVE JANUARY 1, 1995, FROM PLAINS RESOURCES, INC. TO NORTH CENTRAL OIL CORPORATION, RECORDED IN DOCUMENT NUMBER 95-006533 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND 20.00 ACRES MORE PARTICULARLY DESCRIBED IN THAT MINERAL DEED DATED EFFECTIVE JULY 1, 2015, FROM MICHAEL PIPER TO HARRIGAN ROYALTIES, LLC AND JCB O&G, LLC, RECORDED IN DOCUMENT NUMBER 2015045363 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

City Manager Update

Update on current events and city issues.

Regular Agenda

1. Consideration and possible action to approve a Preliminary Plat for Meridiana 8 and 9 Open Space;
BEING A SUBDIVISION OF 73.69 ACRES, BEING A PARTIAL REPLAT OF LOTS 6-15, BLOCK 1, OF LULLING STONE SECTION 1 MAP, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
Motion to forward with favorable recommendation by PD&Z FAILED with a 0-6 vote.
2. Consideration and possible action to appoint Catherine Thea Samaan as an alternate Municipal Court Judge.
3. Consideration and possible action to approve Ordinance 2021-O-19;
AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE CAPITAL PROJECTS FUND, DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

4. Consideration and possible action to approve Resolution 2021-R-13;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2020-02 APPROVING AN EXPENDITURE OF UP TO \$96,351.58 FOR THE AISD J.B. HENSLER DENTAL ASSISTANT JOB TRAINING PROJECT TO PROVIDE FOR EQUIPMENT AND MATERIALS FOR THE DENTAL ASSISTANT JOB TRAINING FACILITY, TO FURTHER JOB TRAINING AND ECONOMIC DEVELOPMENT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
5. Consideration and possible action regarding an application for an oil and gas drilling permit for Peles, LLC to drill, complete, and operate a well located on a 389.70 acre tract of land, more or less, in the A.C.H. & B Survey, Abstract No. 402, within the City of Manvel, Texas, 369.70 acres more particularly described in that Mineral Deed dated effective January 1, 1995, from Plains Resources, Inc. to North Central Oil Corporation, recorded in Document Number 95-006533 of the Official Public Records of Brazoria County, Texas, and 20.00 acres more particularly described in that Mineral Deed dated effective July 1, 2015, from Michael Piper to Harrigan Royalties, LLC and JCB O&G, LLC, recorded in Document Number 2015045363 of the Official Public Records of Brazoria County, Texas.
6. Consideration and possible action to direct staff on scheduling a Drainage Forum meeting.
(Requested by Mayor Davison)
7. Update on a Street Maintenance Plan.
8. Update by Chief Traylor on gun crimes, violent crimes, open cases, closed cases, and plans to curtail violence and action by City Council to direct staff if needed. (Requested by Council Member Albert). Agenda item discussed and tabled at the 6/21/2021 City Council meeting.

Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a City Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

1. Acceptance of the meeting minutes to date.

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 551.087: "Deliberation Regarding Economic Development Negotiations" to discuss the following:
Discuss economic development incentives on the Sowell Property

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

Kyle J. Jung, City Manager

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.

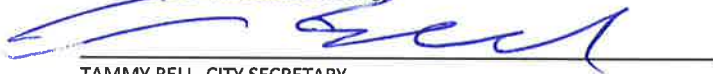
Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary 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 salutary 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 City of Manvel 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 7/2/2021 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



City of Manvel

P. O. Box 187
20025 Hwy 6
Manvel, Texas 77578

(281) 489-0630
Fax (281) 489-0634

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☐
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Date of Request: _____

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE FIRST AND THIRD MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND SECOND AND FOURTH MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary X
Final _____

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING.

BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

SIGNATURE

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Units 8 and 9 Open Space Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	June 21, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Meridiana Units 8 and 9 Open Space Preliminary Plat.

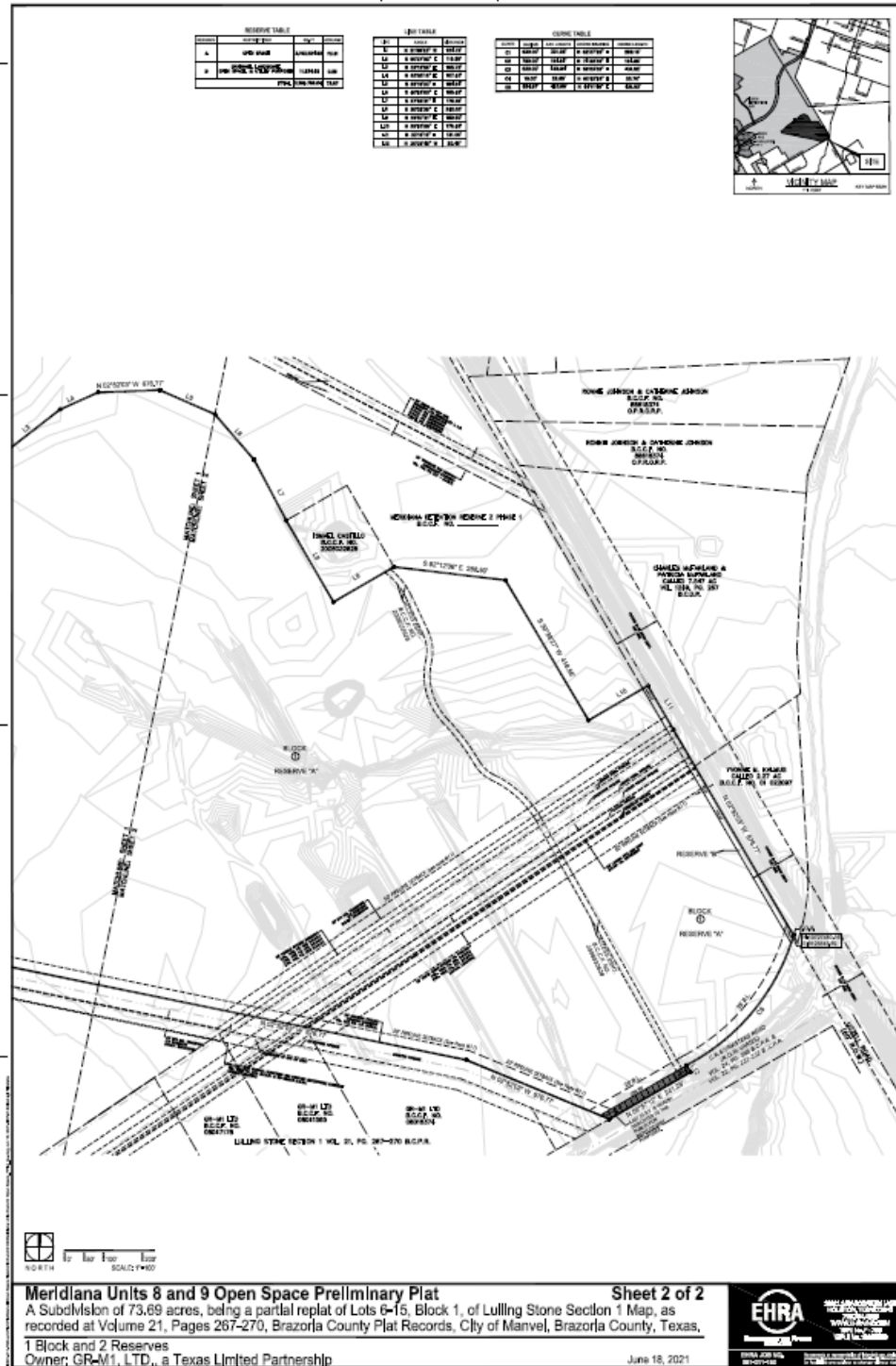
1. Label the ROW width for Inspiration Way. Sheet 2 of 2 has not been provided (Section 62-38 (a) (8)).
2. Label the 80-ft ROW width for Uzzell Road (Section 62-38 (a) (8)).
3. This preliminary plat must be approved on and in compliance with the GDP. GDP Amendment No. 17 shows Open Space Units 8 and 9 as single family residential, not open space (Ordinance No. 2009-O-4).
4. Dedicate the full 120-foot ROW of the C12 (Section 62-38 (a) (9) (10 and (11)).
5. This preliminary plat landlocks property owned by Mr. Ismael Castillo (Section 62-108).
6. Flag shaped lots are not permitted (Section 62-108).



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit

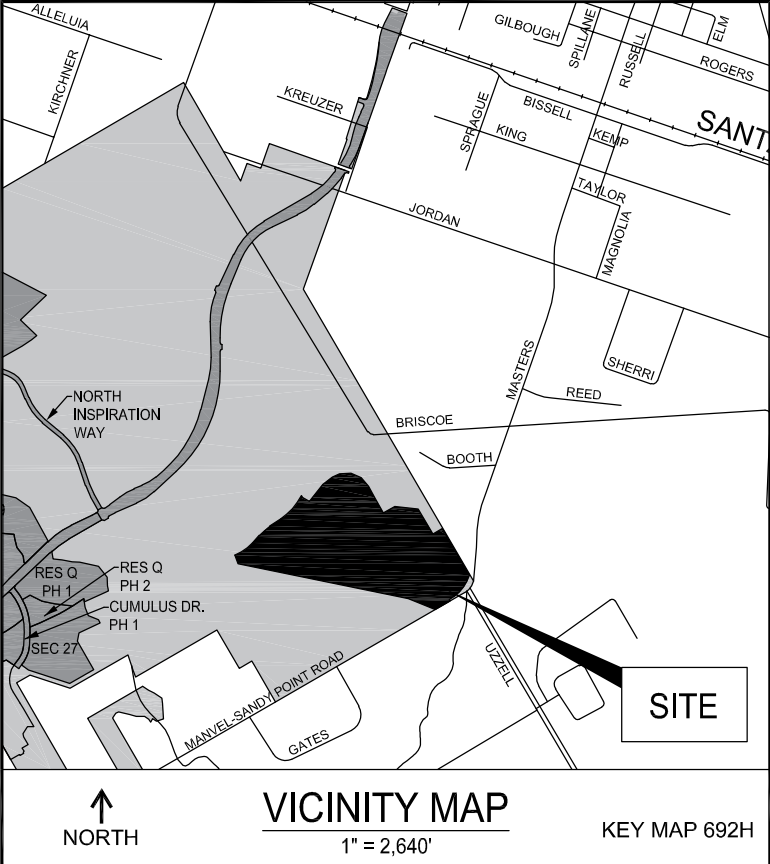


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RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	OPEN SPACE	3,193,524.62	73.31
B	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,234.42	0.26
TOTAL		3,204,759.04	73.57

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 21°09'23" W	124.72'
L2	S 60°27'52" E	114.29'
L3	N 52°12'56" E	165.72'
L4	N 65°55'16" E	107.43'
L5	S 66°19'03" E	154.94'
L6	S 40°42'03" E	155.42'
L7	S 27°52'21" E	176.18'
L8	S 30°02'39" E	242.00'
L9	N 59°57'21" E	180.00'
L10	N 59°43'55" E	176.48'
L11	N 30°16'19" E	131.00'
L12	N 30°02'46" W	20.46'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	630.00'	301.02'	N 62°37'25" E	298.16'
C2	720.00'	194.64'	N 74°30'39" E	194.05'
C3	830.00'	436.04'	N 59°53'59" E	431.52'
C4	15.00'	22.85'	N 02°42'48" E	20.70'
C5	554.97'	443.65'	N 44°11'49" E	431.93'



10' 50' 100' 200'
SCALE: 1"=100'

Meridiana Units 8 and 9 Open Space Preliminary Plat

A Subdivision of 73.69 acres, being a partial replat of Lots 6-15, Block 1, of Lulling Stone Section 1 Map, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 2 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

Sheet 2 of 2

June 18, 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCO.COM
TBPE No. F - 726
TBPLS 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.

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

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

GEORGE GRIFFITH

NICOLE LISTON-TYSON

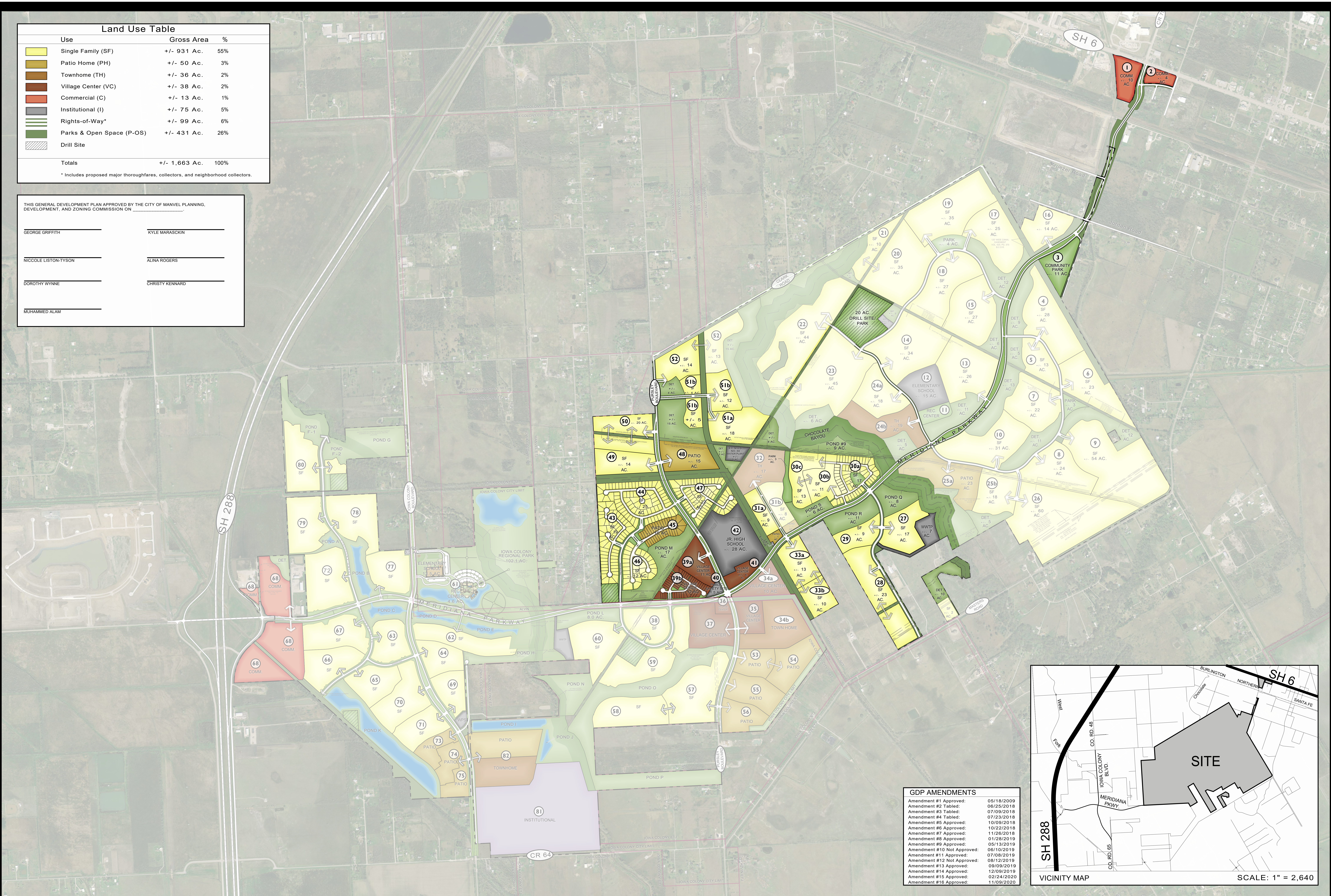
DOROTHY WYNNE

MUHAMMAD ALAM

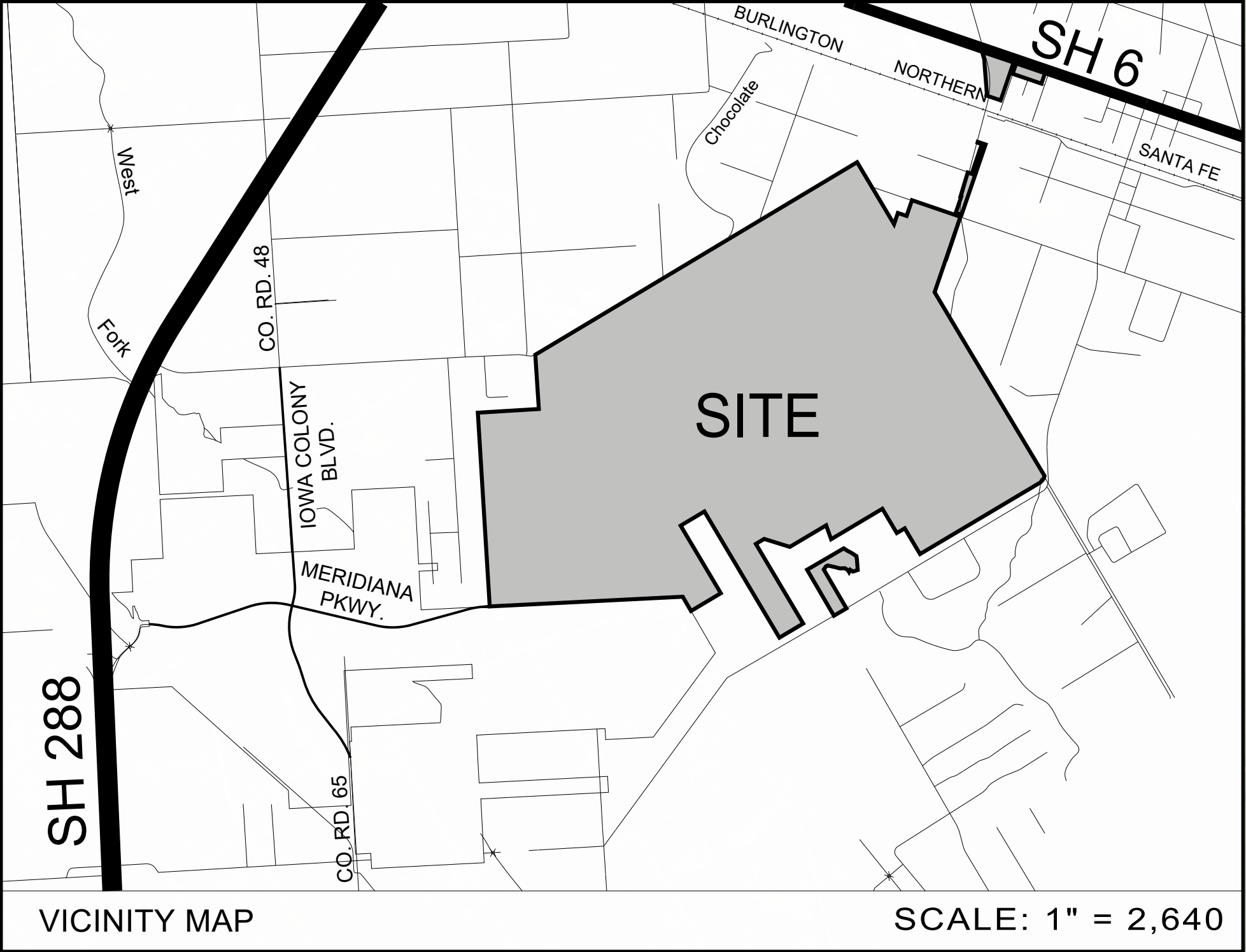
KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2019
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



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBLPL No. 10092300

ENGINEERING THE FUTURE

EHRA JOB NO.
081-011-150

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

CORRECTION RESUBMITTAL MEMORANDUM

DATE: June 17, 2021

TO: City of Manvel
20025 Highway 6
Manvel, TX 77578
PH: 281.489.0630

FROM: EHRA/Brad Sweitzer, Senior Planner

RE: **Correction Submittal – Meridiana Units 8 and 9 Open Space Preliminary Plat**

DIRECTOR OF DEVELOPMENT SERVICES COMMENTS:

1. *Label the R.O.W. width for Inspiration Way (see Item No. 8).*

The R.O.W. width label for Inspiration Way has been added.

2. *Label the R.O.W. width for Uzzell Road (see Item No. 8).*

The R.O.W. width label for Uzzell Road has been added.

3. *Provide DD5 LONO for the Preliminary Drainage Plan (see Item No. 15).*

A DD5 LONO has been provided along with this resubmittal.

4. *Provide utility letters (see Item No. 16).*

Our submittal to Centerpoint and the MUD 57 LONO was submitted originally, but I have included a copy of that submittal and LONO in this resubmittal as well.

5. *This preliminary plat must be approved on the GDP.*

Acknowledged.

6. *See City Engineer's comments.*

Acknowledged.

CITY ENGINEER COMMENTS:

1. *The approved GDP Amendment No. 17 shows Section 8 and 9 to be Single Family Residential, not Open Space. Therefore, this submittal is not in compliance with the approved GDP.*

The purpose of this plat is to allow for fill to be placed in this area which will later allow for this area to be developed as single-family lots (as is shown on the GDP). It is a temporary condition which will allow us to get to the ultimate condition on the GDP. Additionally, "open space" is an allowed use for Single Family Residential within the O-PUD.

2. *As with the Meridiana Detention Reserve Z Phase 1 Preliminary Plat submittal, the full 120-foot R.O.W. of the C12 needs to be illustrated and ultimately attained. Revise.*

The full extent of the future 120' wide C-12 ditch easement has been added.

3. *The property owned by Mr. Ismael Castillo appears to be landlocked with the plat. Provide clarification.*

An access easement to C.R. 67/Masters Road is provided for this property and is shown on the face of the plat.

4. *The City does not allow flag-shaped lots per subdivision ordinance.*

There are no lots within this plat, only reserves. The Castillo Tract is an existing condition and will be provided a shorter access route to a public ROW once the adjacent single family sections are developed.

5. *Provide Drainage District approval.*

A DD5 LONO has been provided along with this resubmittal.

6. *The "Preliminary Drainage Layout" does not conform to the requirements required in Section 62-38 (12).*

We have updated the preliminary drainage plan to include contours. Please let us know if any other elements need to be added.

7. *Section 62-38 (13) requires a Traffic Study for all proposed development located along a major thoroughfare.*

Per the applicable subdivision ordinance, a traffic study is only required for developments located along State Highway 288. Additionally, there will be no traffic on this site as it is restricted to open space.

Please let me know if you require anything further to facilitate the approval of this plat.

Regards,

Brad Sweitzer, PLA, AICP
Senior Planner
EHRA

Enclosure

CATHERINE THEA SAMAAAN
samaan@rsmlegalteam.com

1800 Creekside Drive
Friendswood, TX 77546

Office: 281.271.8383
Cell: 832.754.4742

SUMMARY

Practicing attorney for 27 years, licensed in May of 1994. Partner in a general practice law firm since 2000. Practice concentrated in criminal law, contract law, family law and probate. City Prosecutor, City of Roman Forest, Montgomery County, 1998-2000. Associate Judge, City of Roman Forest, 2000-2004. Presiding Judge, City of Roman Forest, 2004-14. Associate Judge, City of Pearland 2014-Present. Both in my daily practice and my judicial duties, I utilize my proficiency in the Spanish language.

PROFESSIONAL EXPERIENCE

Catherine Samaan, Attorney at Law, Houston, Texas
Partner: Gill, Revack, Samaan and Muller, Attorneys at Law

May 1994 — July 2000
July 2000-Present

JUDICIAL EXPERIENCE

City Prosecutor, City of Roman Forest, Texas
Associate Judge, City of Roman Forest, Texas
Presiding Judge, City of Roman Forest, Texas
Associate Judge, City of Pearland, Texas

1998-2000
2000-2004
2004-2014
2014-Present

EDUCATION

Bachelor of Liberal Arts, Texas A&M
Juris Doctorate Degree, Oklahoma City University

December 1989
May 1993

PROFESSIONAL LICENSES

Oklahoma State Bar License
Texas State Bar License

1993 - Present
1994 – Present

LANGUAGES

Spanish

ORDINANCE NO. 2021-O-19

AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE CAPITAL PROJECTS FUND, DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, by Ordinance No. 2020-O-30, the City Council of the City of Manvel, Texas, adopted its original budget for Fiscal Year ending September 2021; and

WHEREAS, by Ordinance No. 2021-O-05, and 2021-O-14 the City Council of the City of Manvel, Texas, amended its budget for Fiscal Year ending September 2021; and

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

WHEREAS, the Capital Projects Fund budget amendment is needed for the purchase of land for the East WWTP; and

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

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

SECTION 2: That the budget for Fiscal Year ending September 30, 2021, of the City of Manvel, Texas, is hereby amended as follows;

Line Item	Description	Current Budg	Inc/Dec	Amended Budg
50-91-7516	East WWTP	\$1,531,121	+\$500,000	\$2,031,121
50-91-7517	West WWTP	\$1,572,660	-\$500,000	\$1,072,660

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

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2021.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

RESOLUTION NO. 2021-R-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2020-02 APPROVING AN EXPENDITURE OF UP TO \$96,351.58 FOR THE AISD J.B. HENSLER DENTAL ASSISTANT JOB TRAINING PROJECT TO PROVIDE FOR EQUIPMENT AND MATERIALS FOR THE DENTAL ASSISTANT JOB TRAINING FACILITY, TO FURTHER JOB TRAINING AND ECONOMIC DEVELOPMENT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, pursuant to Tex. Rev. Civ. Stat. Ann. Art. 5190.6, Section 4B (now Chapter 505 of the Texas Local Government Code) (the “Act”), the City created the Manvel Economic Development Corporation (MEDC), and collects, on behalf of the MEDC, an additional sales and use tax that may be used by the MEDC to pay the costs of “projects” as defined in the Act and to pay certain maintenance and operation costs of such projects; and

WHEREAS, J.B. Hensler College and Career Academy (AISD) made application for a grant for certain costs associated with the AISD JB Hensler Dental Assistant Job Training Project, and MEDC approved this application on June 16, 2021, as an MEDC Project; and

WHEREAS, pursuant to Texas Local Government Code §501.073, all programs and expenditures of an economic development corporation must be approved by the authorizing city council;

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

SECTION 1. The City Council of the City of Manvel, Texas, does hereby approve as a project of the Manvel Economic Development Corporation, certain project number 2020-02, and approves an expenditure of up to \$96,351.58 to J.B. Hensler College and Career Academy (AISD) to provide for costs for equipment and materials for the AISD JBH Dental Assistant Job Training program, to further job training and economic development.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2021.

Debra Davison, Mayor
City of Manvel, Texas

ATTEST:

Tammy Bell, City Secretary

PERMIT TO DRILL, DEEPEN, OR OPERATE A WELL

The City of Manvel, Texas (the "City"), hereby authorizes Peles, LLC subject to the terms and conditions stated herein, to drill, complete, or operate a well within the incorporated limits of the City:

1. GENERAL

1.1 (a) Name and Address of Permittee:

Peles, LLC.
5847 San Felipe St., Suite 2200,
Houston, TX 77057

(b) Proposed Depth of Well:

5,650 feet Total Depth

(c) Proposed Complete Casing Program of the Well:

Surface Casing @ 0-1,850', 9-5/8", 36# J-55, Intermediate Casing 0-6,130, 7" 23#, L-80,

Production Casing@ 6,100' - 7,650 3.5" 9.2# 13 Chrome JFE-Bear

(d) Exact and Correct Number of Acres Allocated by the Texas Railroad Commissioner to the Proposed Well:

10 Acres

1.2. All operations shall be limited to the surface location A.C.H. & B Survey, Abstract No. 402, within the City of Manvel, Texas, 369.70 acres more particularly described in that Mineral Deed dated effective January 1, 1995, from Plains Resources, Inc. to North Central Oil Corporation, recorded in Document Number 95-006533 of the Official Public Records of Brazoria County, Texas, and 20.00 acres more particularly described in that Mineral Deed dated effective July 1, 2015, from Michael Piper to Harrigan Royalties, LLC and JCB O&G, LLC, recorded in Document Number 2015045363 of the Official Public Records of Brazoria County, Texas with State Plane Coordinates – X: 3,167,827.85 and Y: 625,833,.06, Geographic NAD 27 Lat, 29,504167279 Long. 95.327921944 Located in the City of Manvel (the "Drill Site").

1.3. The drilling shall begin within ninety (90) days from the date of the permit or such permit shall be forfeited; provided, however, such forfeiture shall not affect the right of Peles, LLC to apply for another permit;

1.4. This permit will remain in full force and effect until said well is abandoned.

1.5 This permit incorporates all provisions of Chapter 35, Article V. *Oil and Gas Wells* of the **Manvel City Code**, and has the same force and effect as if said Ordinance were copied verbatim herein. Peles, LLC agrees to comply with all provisions of said Ordinance in the conduct of its operations under this Permit.

2. LANDS, STREETS, RIGHTS-OF-WAY, AND EASEMENTS

2.1. Peles, LLC shall file with the City Secretary a \$100,000 surety bond, executed by and between Peles, LLC, as principal, and a corporate surety company licensed to do business in the State of Texas, as surety, and on the condition that the principal obligor shall drill and operate such well in accordance with the terms of this Permit and Chapter 35, Article V. *Oil and Gas Wells* of the **Manvel City Code** and that the principal shall remedy any and all damages to all public utilities, roadways, drainage structures, and any other public property, occasioned in any manner by the drilling or operations of such well. Such bond shall run to the City for the benefit of the City and all persons concerned, shall be in a form to comply herewith, and shall be approved by the city attorney.

3. FEES, INSURANCE, AND INDEMNIFICATION

3.1. Receipt of a permit fee in the amount of \$1,000 for application processing, is hereby acknowledged. Such fees are non-refundable.

3.2. Prior to conducting any operations hereunder, Peles, LLC. and its contractors or assigns, shall furnish a Certificate of Insurance to the City showing the City as an “additional insured” with respect to operations conducted within the City and showing liability insurance coverage covering commercial, personal injury, general, and pollution liability in amounts not less than \$1,000,000 per person, \$3,000,000 per occurrence, and \$1,000,000 property damage.

3.3. Peles, LLC. hereby agrees to protect, indemnify, defend and hold the City of Manvel, Texas, its officers, employees, agents, and representatives harmless from and against all claims, demands, and causes of action of every kind and character for injury to, or death of, any person or persons, damages, liabilities, losses, and/or expenses, occurring or in any way incident to, arising out of, or in connection with its or its contractors’, agents’, or representatives’ operations under this permit, including attorneys’ fees, and any other costs and expenses incurred by the City in defending against any such claims, demands, and causes of action.

3.4. Within thirty (30) days of receipt of same, Peles, LLC. shall notify the City, in writing, of each claim for injuries to, or death of, persons or damages or losses to property occurring or in any way incident to, arising out of, or in connection with its or its contractors’, agents’, or representatives’ operations conducted under this permit. At the City’s discretion, the City may conduct an independent investigation, monitor, and review the processing of any such claim to ensure that such claim is handled as required herein.

3.5. This permit may be revoked upon breach of any term or condition contained herein.

3.6. Notwithstanding anything contained herein to the contrary, this permit shall not be effective unless and until a copy of this permit, signed by an authorized officer of Manvel, the bond(s), and the certificates of insurance have been filed with the City Secretary.

PELES, L.L.C.

Date: _____

By: _____
Name: _____
Title: _____

ATTEST:

CITY OF MANVEL, TEXAS

Tammy Bell
City Secretary

Kyle Jung
City Manager

Date Permit Delivered to Permittee: _____

CITY OF MANVEL
OIL/GAS DRILLING

WELL NAME: H. O. F. A. B 51H
DATE: 05/17/2021

- a. Applicant Name: PELES, LLC
Address: 5847 SAN FELIPE ST, SUITE 2200, HOUSTON, TX 77057
Telephone: 713.955.7944 EXT 404
E-mail: tom@navitaspet.com
Fax: _____
- B. State of Incorporation Delaware
- C. Partnership: _____
General Partners Address: _____
Telephone: _____
E-mail: _____
Fax: _____
- D. Emergency Contact: Houston Corporate Office
Address: 5847 SAN FELIPE ST, SUITE 2200, HOUSTON, TX 77057
Telephone: 713.955.7944
E-mail: peles@navitaspet.com
Fax: _____
- E. Lot, Block or Track # of Well Loc _____
A.C.H. & B. Survey, Abstract No. 402
Proposed Depth: 5,650 FEET
Proposed complete casing program of well _____
Surface Casing @ 0-1,850', 9-5/8", 36# J-55, Intermediate Casing 0-6,130, 7" 23#, L-80, Production Casing@ 6,100' - 7,650 3.5" 9.2# 13Chrome JFE-Bear
Exact and correct # of acres allocated by the state RR _____
Commissioner to the well: 10 ACRES

Attached to the application shall be:

- _____ A) A plat prepared by a duly registered surveyor showing the exact location of the proposed well with respect to the boundaries of the lot, block, or tract for which applicant has secured the rights from the owner to drill or deepen; a designation of the area owned or controlled by the applicant, and allocated to the proposed well, and the distances from the well location to all residences, commercial buildings and structures situated within the leased boundaries;
- _____ B) A map showing the proposed drill site in relation to the nearest public roadways and the proposed route of ingress and egress by the applicant to such site;
- _____ C) A copy of Texas Railroad Commission Form W-1. (Application to Drill, Deepen, Plug Back or Re-enter);
- _____ D) Copies of RRC Form H-15, A Test on an Inactive Well More Than 25 Years Old, for all wells within the regulated area that are operated by applicant; and A copy of TNRCC-0051, "Depth of Usable Groundwater to be Protected."
- _____ E) A copy of TNRCC-0051, "Depth of Usable Groundwater to be Protected."

_____ F) Each application shall be accompanied by a cashier's check in the amount of \$1,000.00, made payable to the city, which shall constitute a filing fee. Each supplemental application shall furnish the information and conform with the requirements set forth in subsections (a) and (b) of this section, insofar as same are relevant to the authority requested therein, and such supplemental application shall be accompanied by an additional filing fee of \$500.00. Each application or supplemental application shall be maintained by the city secretary as a part of the public records of the city.

_____ G) The applicant or a personal representative of the applicant shall be present and appear before the city council at such time as the city council considers the application or any amendment thereto.

Resources – Manvel code of ordinances:

_____	Heavy Truck Permit/Bond/Insurance	(Code	Chapter
	41) http://library.municode.com/index.aspx?clientId=14024		
_____	Noise Ordinance / Construction hours		
	http://library.municode.com/index.aspx?clientId=14024		
_____	Article V Oil and Gas Wells		
	http://library.municode.com/index.aspx?clientId=14024		
	Sec 35-104 – Consideration of application and notice		
	Sec 35-105 - Granting or refusal of permit		
	Sec 35-106 – Form and issuance of permit		
	Sec. 35-107 - Bond requirements		
	Sec 35-108 – Liability Insurance Requirements		
	Sec 35-109 – Release from Bond		
	Sec 35-110 – Unlawful to permit escape of mud; requiring plugging; limiting production of h2s		
	Sec 35-111 – Remedial well work		
	Sec 35-112 - Deeper drilling		
	Sec 35-113 – Sale, transfer or conveyance of permits		
	Sec 35-114 – Violation and penalty		

ATTACHMENT A

PLAT

Well Name: H. O. F. A. B 51H

Please see attached plat with following content:

1. Prepared by registered surveyor;
2. Exact location of the proposed well;
3. Lease outline with secured rights of owner to drill (area outlined in red indicates rights of owner to drill);
4. Designation of the area controlled by applicant (similar to No. 3 above, area outlined in red indicates area controlled by applicant);
5. Distance from the well location to all residences, commercial buildings and structures situated within the leased boundaries.

- Please note that there are no residences, commercial buildings or structures situated with the leased boundaries other than oilfield related structures.

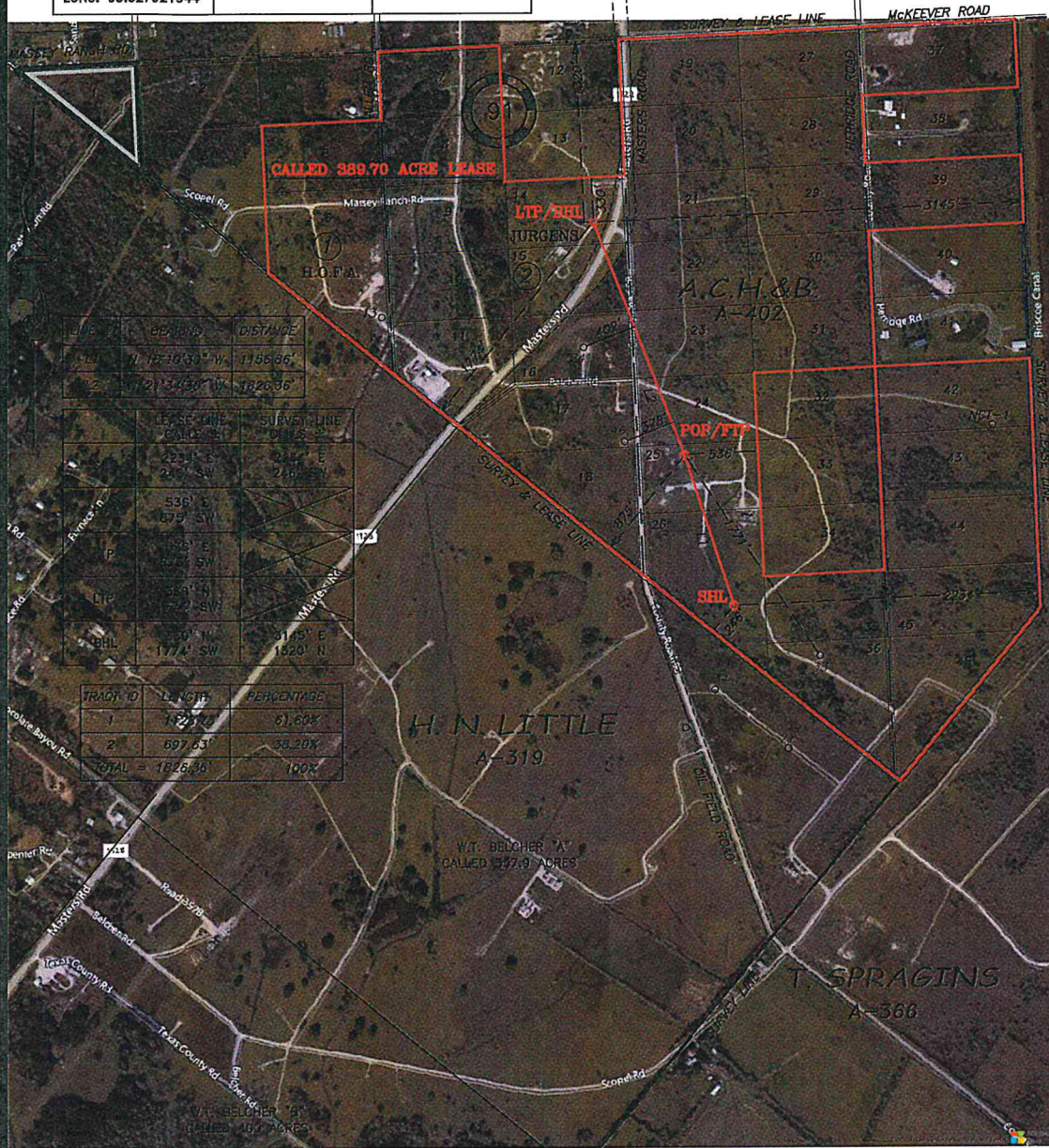
BRAZORIA COUNTY, TEXAS

PELES, LLC
H.O.F.A. B #51H
SURFACE HOLE LOC.
X=3,167,827.85
Y=625,833.06
ELEV. 53.7'
GEOGRAPHIC NAD 27
LAT. 29.504167279°
LONG. 95.327921944°

POP/FTP
X=3,167,467.00
Y=626,932.20
GEOGRAPHIC NAD 27
LAT. 29.507219880°
LONG. 95.328947393°

LTP/BHL
X=3,166,795.41
Y=626,630.60
GEOGRAPHIC NAD 27
LAT. 29.511946602°
LONG. 95.330890301°

TRACT ID	LESSOR	CALLED AC.
1	H.O.F.A.	389.70
2	JURGENS	20.00
TOTAL		389.70 ACRES



LINE	BEARING	DISTANCE
1	N 12°10'30" W	1155.96'
2	N 27°34'30" W	1820.36'

LINE	BEARING	DISTANCE
1	N 27°34'30" W	1820.36'
2	N 27°34'30" W	1820.36'
3	N 27°34'30" W	1820.36'
4	N 27°34'30" W	1820.36'
5	N 27°34'30" W	1820.36'
6	N 27°34'30" W	1820.36'
7	N 27°34'30" W	1820.36'
8	N 27°34'30" W	1820.36'
9	N 27°34'30" W	1820.36'
10	N 27°34'30" W	1820.36'
11	N 27°34'30" W	1820.36'
12	N 27°34'30" W	1820.36'
13	N 27°34'30" W	1820.36'
14	N 27°34'30" W	1820.36'
15	N 27°34'30" W	1820.36'
16	N 27°34'30" W	1820.36'
17	N 27°34'30" W	1820.36'
18	N 27°34'30" W	1820.36'
19	N 27°34'30" W	1820.36'
20	N 27°34'30" W	1820.36'
21	N 27°34'30" W	1820.36'
22	N 27°34'30" W	1820.36'
23	N 27°34'30" W	1820.36'
24	N 27°34'30" W	1820.36'
25	N 27°34'30" W	1820.36'
26	N 27°34'30" W	1820.36'
27	N 27°34'30" W	1820.36'
28	N 27°34'30" W	1820.36'
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30	N 27°34'30" W	1820.36'
31	N 27°34'30" W	1820.36'
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37	N 27°34'30" W	1820.36'
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53	N 27°34'30" W	1820.36'
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64	N 27°34'30" W	1820.36'
65	N 27°34'30" W	1820.36'
66	N 27°34'30" W	1820.36'
67	N 27°34'30" W	1820.36'
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69	N 27°34'30" W	1820.36'
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72	N 27°34'30" W	1820.36'
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74	N 27°34'30" W	1820.36'
75	N 27°34'30" W	1820.36'
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78	N 27°34'30" W	1820.36'
79	N 27°34'30" W	1820.36'
80	N 27°34'30" W	1820.36'
81	N 27°34'30" W	1820.36'
82	N 27°34'30" W	1820.36'
83	N 27°34'30" W	1820.36'
84	N 27°34'30" W	1820.36'
85	N 27°34'30" W	1820.36'
86	N 27°34'30" W	1820.36'
87	N 27°34'30" W	1820.36'
88	N 27°34'30" W	1820.36'
89	N 27°34'30" W	1820.36'
90	N 27°34'30" W	1820.36'
91	N 27°34'30" W	1820.36'
92	N 27°34'30" W	1820.36'
93	N 27°34'30" W	1820.36'
94	N 27°34'30" W	1820.36'
95	N 27°34'30" W	1820.36'
96	N 27°34'30" W	1820.36'
97	N 27°34'30" W	1820.36'
98	N 27°34'30" W	1820.36'
99	N 27°34'30" W	1820.36'
100	N 27°34'30" W	1820.36'

TRACT ID	LENGTH	PERCENTAGE
1	1820.36'	61.60%
2	697.63'	38.40%
TOTAL	1820.36'	100%

SURVEYOR'S NOTES:
SURVEYOR CAN ONLY ATTEST TO THE POSITION OF THE SURFACE LOCATION FOR THE WELL. THE POINT OF PENETRATION AND BOTTOM HOLE POSITION ARE DRAWN BASED UPON DATA SUPPLIED BY THE CLIENT.

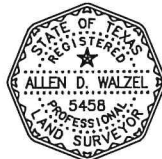
SCALE: 1" = 1000 FEET

BEARINGS, COORDINATES & DISTANCES RECITED REFER TO THE STATE PLANE COORDINATE SYSTEM, NAD 1927, TEXAS SOUTH CENTRAL ZONE, WITH CONTROL ESTABLISHED BASED UPON A STATIC SESSION WITH OPUS SOLUTION FOR POINT #902: Y=623,278.821 AND X=3,162,885.305 AND Z=56.1

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE SUBJECT LOCATION AS STAKED ON THE GROUND, MAY 05, 2021.

Allen D. Walzel

ALLEN D. WALZEL
R.P.L.S. #5458



BLACK GOLD SURVEYING & ENGINEERING

Land Surveying Firm No. 100141-00
Engineering Firm No. F-7632
Land & Oilfield Surveying
2711 West Front St. P.O. Box 3416
Alice, TX 78333
blackgoldeurveying@bcglobal.net
(361) 668-9200 Fax (361) 668-9204

PLAT OF:

A WELL LOCATION FOR:

PELES, LLC
H.O.F.A. B #51H

THIS WELL BEING SITUATED IN A CALLED 389.70 ACRE LEASE, SAID SHL AND THE BHL BEING OUT OF THE A.C.H.&B. SURVEY, ABSTRACT NO. 402, BRAZORIA COUNTY, TEXAS, SAID SHL BEING LOCATED APPROXIMATELY 3.1 MILES, N 31°32' E FROM MANVEL, TEXAS.

Completion Date: 5-8-21	File Name: 200607
Scale: 1"=1000'	Surveyed by: AW
Drawn by: DT/AW	Checked by: AW

PLOT DATE: 05-11-21 2:20 PM

JOB #: 200607

ALEXANDER, CRAIN, HARRIS, & BROOKE

A-402

CALLED 389.70 ACRE LEASE



0 100 200 300

SCALE: 1" = 100 FEET

BEARINGS, COORDINATES & DISTANCES RECITED REFER TO THE
STATE PLANE COORDINATE SYSTEM, NAD 1927, TEXAS SOUTH
CENTRAL ZONE, WITH CONTROL ESTABLISHED BASED UPON A
STATIC SESSION WITH OPUS SOLUTION FOR POINT #902:
Y=623,278.821 AND X=3,162,885.305 AND Z=56.1

BLACK GOLD SURVEYING & ENGINEERING

Land Surveying Firm No. 100141-00
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2711 West Front St. P.O. Box 3416
Alice, TX 78333
blackgoldsurveying@bcglobal.net
(361) 668-9200 Fax (361) 668-9204

PLAT OF:

A WELL LOCATION FOR:

PELES, LLC

H.O.F.A. B #51H

THIS WELL BEING SITUATED IN A CALLED 389.70 ACRE
LEASE, SAID SHL AND THE BHL BEING OUT OF THE A.C.H.&B.
SURVEY, ABSTRACT NO. 402, BRAZORIA COUNTY, TEXAS. SAID
SHL BEING LOCATED APPROXIMATELY 3.1 MILES,
N 31°32' E FROM MANVEL, TEXAS.

Completion Date: 05-05-21

File Name: 200607

Scale: 1" = 100'

Surveyed by: AW

Drawn by: AW

Checked by: DT

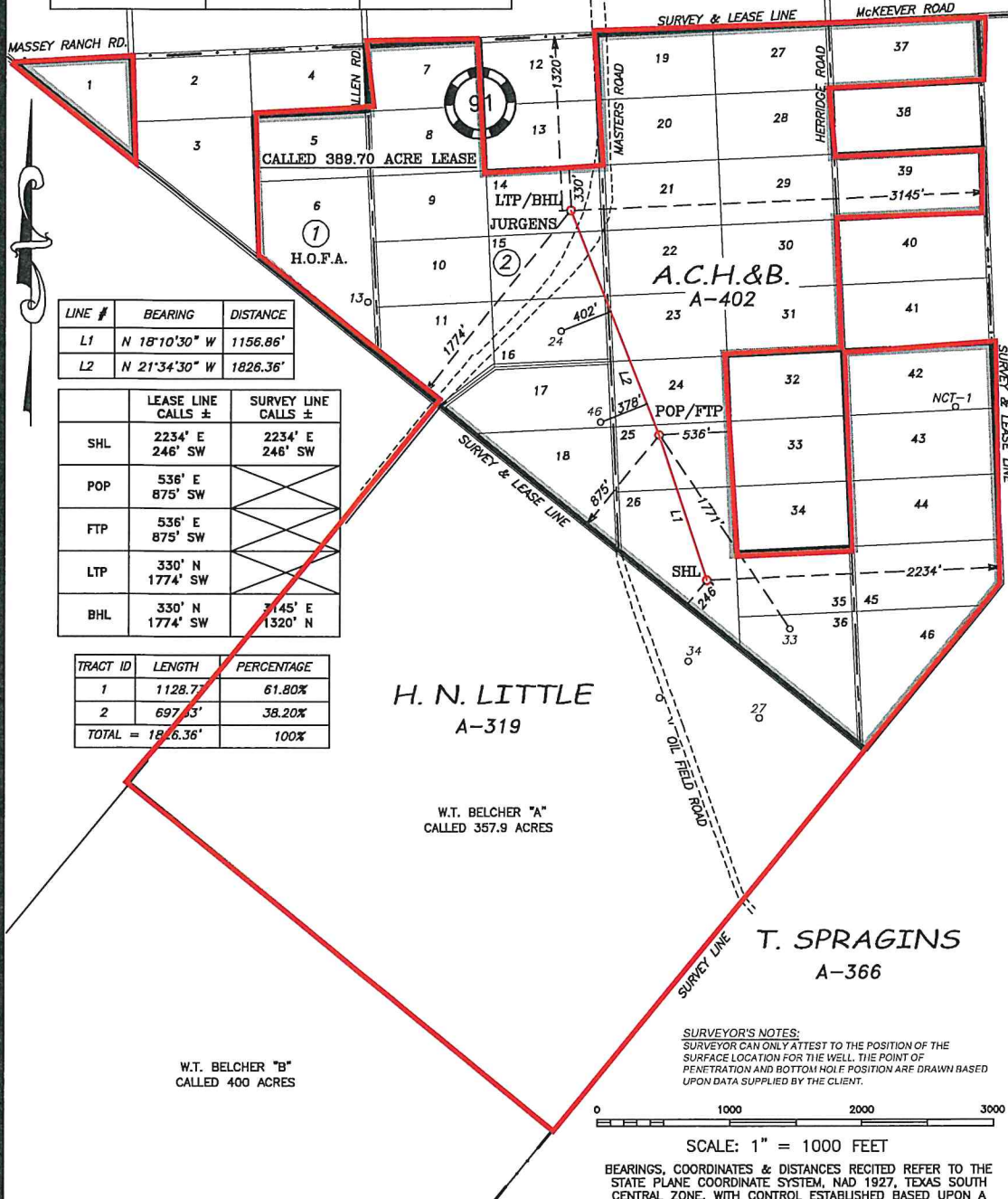
PLOT DATE: 05-11-21 4:00 PM

PELES, LLC
H.O.F.A. B #51H
SURFACE HOLE LOC.
X=3,167,827.85
Y=625,833.06
ELEV. 53.7'
GEOGRAPHIC NAD 27
LAT. 29.504167279°
LONG. 95.327921944°

POP/FTP
X=3,167,467.00
Y=626,932.20
GEOGRAPHIC NAD 27
LAT. 29.507219880°
LONG. 95.328947393°

LTP/BHL
X=3,166,795.41
Y=628,630.60
GEOGRAPHIC NAD 27
LAT. 29.511946602°
LONG. 95.330890301°

TRACT ID	LESSOR	CALLED AC.
1	H.O.F.A.	369.70
2	JURGENS	20.00
TOTAL		389.70 ACRES



LINE #	BEARING	DISTANCE
L1	N 18°10'30" W	1156.86'
L2	N 21°34'30" W	1826.36'

	LEASE LINE CALLS ±	SURVEY LINE CALLS ±
SHL	2234' E 246' SW	2234' E 246' SW
POP	536' E 875' SW	
FTP	536' E 875' SW	
LTP	330' N 1774' SW	
BHL	330' N 1774' SW	3145' E 1320' N

TRACT ID	LENGTH	PERCENTAGE
1	1128.7'	61.80%
2	697.3'	38.20%
TOTAL	1826.36'	100%

SURVEYOR'S NOTES:
SURVEYOR CAN ONLY ATTEST TO THE POSITION OF THE SURFACE LOCATION FOR THE WELL. THE POINT OF PENETRATION AND BOTTOM HOLE POSITION ARE DRAWN BASED UPON DATA SUPPLIED BY THE CLIENT.



SCALE: 1" = 1000 FEET

BEARINGS, COORDINATES & DISTANCES RECITED REFER TO THE STATE PLANE COORDINATE SYSTEM, NAD 1927, TEXAS SOUTH CENTRAL ZONE, WITH CONTROL ESTABLISHED BASED UPON A STATIC SESSION WITH OPUS SOLUTION FOR POINT #902: Y=623,278.821 AND X=3,162,885.305 AND Z=56.1

PLOT DATE: 05-11-21 11:00 AM

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE SUBJECT LOCATION AS STAKED ON THE GROUND, MAY 05, 2021.

Allen D. Walzel

ALLEN D. WALZEL
R.P.L.S. #5458



BLACK GOLD SURVEYING & ENGINEERING

Land Surveying Firm No. 100141-00
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Alice, TX 78333
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(361) 668-9200 Fax (361) 668-9204

PLAT OF:

A WELL LOCATION FOR:

PELES, LLC
H.O.F.A. B #51H

THIS WELL BEING SITUATED IN A CALLED 389.70 ACRE LEASE, SAID SHL AND THE BHL BEING OUT OF THE A.C.H.&B. SURVEY, ABSTRACT NO. 402, BRAZORIA COUNTY, TEXAS, SAID SHL BEING LOCATED APPROXIMATELY 3.1 MILES, N 31°32' E FROM MANVEL, TEXAS.

Completion Date: 5-8-21	File Name: 200607
Scale: 1"=1000'	Surveyed by: AW
Drawn by: DT/AW	Checked by: AW

JOB #: 200607

Attachment B

Map

Please see the attached map showing the following:

Drill site location in relation to the nearest public roadways and proposed route of ingress and egress by the applicant.

Nearest road to well location is "Oilfield Road".

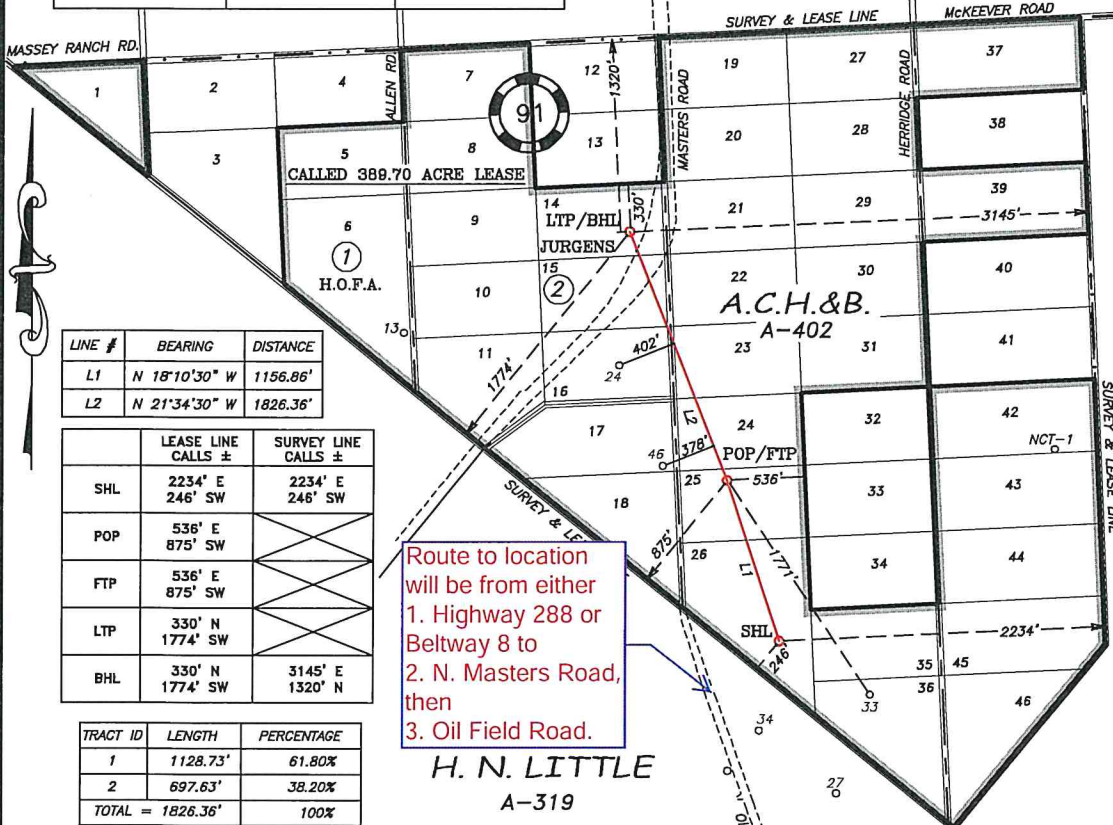
BRAZORIA COUNTY, TEXAS

PELES, LLC
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SURFACE HOLE LOC.
X=3,167,827.85
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TRACT ID	LESSOR	CALLED AC.
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LINE #	BEARING	DISTANCE
L1	N 18°10'30" W	1156.86'
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	LEASE LINE CALLS ±	SURVEY LINE CALLS ±
SHL	2234' E 246' SW	2234' E 246' SW
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FTP	536' E 875' SW	
LTP	330' N 1774' SW	
BHL	330' N 1774' SW	3145' E 1320' N

TRACT ID	LENGTH	PERCENTAGE
1	1128.73'	61.80%
2	697.63'	38.20%
TOTAL	1826.36'	100%

Route to location
will be from either
1. Highway 288 or
Beltway 8 to
2. N. Masters Road,
then
3. Oil Field Road.

H. N. LITTLE
A-319

W.T. BELCHER "A"
CALLED 357.9 ACRES

W.T. BELCHER "B"
CALLED 400 ACRES

T. SPRAGINS
A-366

SURVEYOR'S NOTES:
SURVEYOR CAN ONLY ATTEST TO THE POSITION OF THE
SURFACE LOCATION FOR THE WELL. THE POINT OF
PENETRATION AND BOTTOM HOLE POSITION ARE DRAWN BASED
UPON DATA SUPPLIED BY THE CLIENT.



SCALE: 1" = 1000 FEET

BEARINGS, COORDINATES & DISTANCES RECITED REFER TO THE
STATE PLANE COORDINATE SYSTEM, NAD 1927, TEXAS SOUTH
CENTRAL ZONE, WITH CONTROL ESTABLISHED BASED UPON A
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Y=623,278.821 AND X=3,162,885.305 AND Z=56.1

PLOT DATE: 05-11-21 11:00 AM

I HEREBY CERTIFY THAT THIS PLAT
CORRECTLY SHOWS THE SUBJECT
LOCATION AS STAKED ON THE GROUND,
MAY 05, 2021.

Allen D. Walzel
ALLEN D. WALZEL
R.P.L.S. #5458



BLACK GOLD SURVEYING & ENGINEERING

Land Surveying Firm No. 100141-00
Engineering Firm No. F-7632
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(361) 668-9200 Fax (361) 668-9204

PLAT OF:

A WELL LOCATION FOR:

PELES, LLC
H.O.F.A. B #51H

THIS WELL BEING SITUATED IN A CALLED 389.70 ACRE
LEASE, SAID SHL AND THE BHL BEING OUT OF THE A.C.H.&B.
SURVEY, ABSTRACT NO. 402, BRAZORIA COUNTY, TEXAS, SAID
SHL BEING LOCATED APPROXIMATELY 3.1 MILES,
N 31°32' E FROM MANVEL, TEXAS.

Completion Date: 5-8-21	File Name: 200607
Scale: 1"=1000'	Surveyed by: AW
Drawn by: DT/AW	Checked by: AW

JOB # 200607

Attachment C

Texas Railroad Commission Form W-1

Please see attached Form W-1.

API No. <u>42-039-33355</u> Drilling Permit # <u>864536</u> SWR Exception Case/Docket No. <u>0327247</u> (R37)		RAILROAD COMMISSION OF TEXAS OIL & GAS DIVISION APPLICATION FOR PERMIT TO DRILL, RECOMPLETE, OR RE-ENTER <i>This facsimile W-1 was generated electronically from data submitted to the RRC.</i> <i>A certification of the automated data is available in the RRC's Austin office.</i>				FORM W-1 07/2004 Permit Status: Approved	
1. RRC Operator No. 650953		2. Operator's Name (as shown on form P-5, Organization Report) PELES, LLC		3. Operator Address (include street, city, state, zip): 5847 SAN FELIPE ST STE 2200 HOUSTON, TX 77057-0000			
4. Lease Name H. O. F. A. B		5. Well No. 51H					
GENERAL INFORMATION							
6. Purpose of filing (mark ALL appropriate boxes): ☒ New Drill ☐ Recompletion ☐ Reclass ☐ Field Transfer ☐ Re-Enter ☒ Amended ☐ Amended as Drilled (BHL) (Also File Form W-1D)							
7. Wellbore Profile (mark ALL appropriate boxes): ☐ Vertical ☒ Horizontal (Also File Form W-1H) ☐ Directional (Also File Form W-1D) ☐ Sidetrack							
8. Total Depth 5650		9. Do you have the right to develop the minerals under any right-of-way ? ☒ Yes ☐ No		10. Is this well subject to Statewide Rule 36 (hydrogen sulfide area)? ☐ Yes ☒ No			
SURFACE LOCATION AND ACREAGE INFORMATION							
11. RRC District No. 03		12. County BRAZORIA		13. Surface Location ☒ Land ☐ Bay/Estuary ☐ Inland Waterway ☐ Offshore			
14. This well is to be located <u>3.1</u> miles in a <u>NE</u> direction from <u>MANVEL</u> which is the nearest town in the county of the well site.							
15. Section 91	16. Block	17. Survey ACH&B		18. Abstract No. A-402	19. Distance to nearest lease line: ft.	20. Number of contiguous acres in lease, pooled unit, or unitized tract: 389.7	
21. Lease Perpendiculars: <u>2234</u> ft from the <u>E</u> line and <u>246</u> ft from the <u>SW</u> line. 22. Survey Perpendiculars: <u>2234</u> ft from the <u>E</u> line and <u>246</u> ft from the <u>SW</u> line.							
23. Is this a pooled unit? ☐ Yes ☒ No		24. Unitization Docket No:		25. Are you applying for Substandard Acreage Field? ☐ Yes (attach Form W-1A) ☒ No			
FIELD INFORMATION List all fields of anticipated completion including Wildcat. List one zone per line.							
26. RRC District No.	27. Field No.	28. Field Name (exactly as shown in RRC records)		29. Well Type	30. Completion Depth	31. Distance to Nearest Well in this Reservoir	
03	57233223	MANVEL (F.B. II, OLIGOCENE)		Oil or Gas Well	5650	378.00	
BOTTOMHOLE LOCATION INFORMATION is required for DIRECTIONAL, HORIZONTAL, AND AMENDED AS DRILLED PERMIT APPLICATIONS (see W-1H attachment)							
Remarks See W1 Comments attached				Certificate: I certify that information stated in this application is true and complete, to the best of my knowledge. <u>Tom Nguyen, Legal and Land Manager</u> <u>May 11, 2021</u> Name of filer Date submitted <u>(713)3053999</u> <u>tom@navitaspet.com</u> Phone E-mail Address (OPTIONAL)			
RRC Use Only Data Validation Time Stamp: May 21, 2021 4:05 PM(Current Version)							

Permit Status:	Approved
<i>The RRC has not approved this application. Duplication or distribution of information is at the user's own risk.</i>	

**RAILROAD COMMISSION OF TEXAS
OIL & GAS DIVISION**

APPLICATION FOR PERMIT TO DRILL, RECOMPLETE, OR RE-ENTER

*This facsimile W-1 was generated electronically from data submitted to the RRC.
A certification of the automated data is available in the RRC's Austin office.*

Permit #	864536
Approved Date:	May 19, 2021

1. RRC Operator No. 650953	2. Operator's Name (exactly as shown on form P-5, Organization Report) PELES, LLC	3. Lease Name H. O. F. A. B	4. Well No. 51H
Lateral Drainhole Location Information			
5. Field as shown on Form W-1 MANVEL (F.B. II, OLIGOCENE) (Field # 57233223, RRC District 03)			
6. Section 91	7. Block	8. Survey ACH&B	9. Abstract 402
10. County of BHL BRAZORIA			
11. Terminus Lease Line Perpendiculars 330 ft. from the N line. and 1774 ft. from the SW line			
12. Terminus Survey Line Perpendiculars 3145 ft. from the E line. and 1320 ft. from the N line			
13. Penetration Point Lease Line Perpendiculars 536 ft. from the E line. and 875 ft. from the SW line			

Permit Status:	Approved
<i>The RRC has not approved this application. Duplication or distribution of information is at the user's own risk.</i>	

**RAILROAD COMMISSION OF TEXAS
OIL & GAS DIVISION**

APPLICATION FOR PERMIT TO DRILL, RECOMPLETE, OR RE-ENTER

*This facsimile W-1 was generated electronically from data submitted to the RRC.
A certification of the automated data is available in the RRC's Austin office.*

W-1 Comments

Permit #	864536
Approved Date:	May 19, 2021

[May 10, 2021 2:28 PM]: Commission Staff expresses no opinion as to whether a 100% ownership interest in each of the leases alone or in combination with a "production sharing agreement" confers the right to drill across lease/unit lines or whether a pooling agreement is also required. However, until that issue is directly addressed and ruled upon by a Texas court of competent jurisdiction it appears that a 100% interest in each of the leases and a production sharing agreement constitute a sufficient colorable claim to the right to drill a horizontal well as proposed to authorize the removal of the regulatory bar and the issuance of a drilling permit by the Commission, assuming the proposed well is in compliance with all other relevant Commission requirements.

Issuance of the permit is not an endorsement or approval of the applicant's stated method of allocating production proceeds among component leases or units. All production must be reported to the Commission as production from the lease or pooled unit on which the wellhead is located and reported production volume must be determined by actual measurement of hydrocarbon volumes prior to leaving that tract and may not be based on allocation or estimation. Payment of royalties is a contractual matter between the lessor and lessee. Interpreting the leases and determining whether the proposed proceeds allocation comports with the relevant leases is not a matter within Commission jurisdiction but a matter for the parties to the lease and, if necessary, a Texas court of competent jurisdiction.

The foregoing statements are not, and should not be construed as, a final opinion or decision of the Railroad Commission.; [FILER May 10, 2021 2:58 PM]: Offsets remain the same as with the prior approved permit. No protests for the prior approved permit.

No additional notification required.; [RRC STAFF May 13, 2021 9:31 AM]: There have been problems identified with this permit (see problem letter attachment). Notification sent.; [RRC STAFF May 13, 2021 4:39 PM]: Problems identified with this permit are resolved.; [RRC STAFF May 13, 2021 4:39 PM]: Revised plat submitted.; [RRC STAFF May 17, 2021 12:45 PM]: There have been problems identified with this permit (see problem letter attachment). Notification sent.; [RRC STAFF May 19, 2021 6:55 PM]: Problems identified with this permit are resolved.; [RRC STAFF May 19, 2021 6:55 PM]: Tom Nguyen provided the required acreage assignment statement from Denbury Onshore.; [RRC STAFF May 19, 2021 6:56 PM]: No additional notification is necessary, as the offset have not changed and they were all previously notified without protest.

Attachment D

RRC Form H-15

(All wells within regulated area that are operated by applicant)

NONE

Attachment E.

Groundwater Determination Letter

Please see attached.

GROUNDWATER PROTECTION DETERMINATION

Form GW-2



Groundwater Advisory Unit

Date Issued: 12 May 2021**GAU Number:** 305587**Attention:** PELES, LLC
5847 SAN FELIPE ST STE
HOUSTON, TX 77057**Operator No.:** 650953**API Number:**
County: BRAZORIA
Lease Name: H. O. F. A. B
Lease Number:
Well Number: 51H
Total Vertical: 5650
Latitude: 29.504167
Longitude: -95.327925
Datum: NAD27**Purpose:** New Production Well**Location:** Survey-ACH&B; Abstract-402; Section-91

To protect usable-quality groundwater at this location, the Groundwater Advisory Unit of the Railroad Commission of Texas recommends:

Usable-quality water occurs from the land surface to a depth of 1600 feet. Moreover, the interval from the land surface to a depth of 900 feet contains water of superior quality which must be isolated from water in underlying beds.

This recommendation is applicable to all wells within a radius of 200 feet of this location.

Note: Unless stated otherwise, this recommendation is intended to apply only to the subject well and not for area-wide use. Unless stated otherwise, this recommendation is for normal drilling, production, and plugging operations only.

This determination is based on information provided when the application was submitted on 05/11/2021. If the location information has changed, you must contact the Groundwater Advisory Unit, and submit a new application if necessary. If you have questions, please contact us at 512-463-2741 or gau@rrc.texas.gov.

Groundwater Advisory Unit, Oil and Gas Division

Form GW-2 P.O. Box 12967 Austin, Texas 78771-2967 512-463-2741 Internet address: www.rrc.texas.gov.
Rev. 02/2014

Attachment F

Filing Fee

This well will be permitted as an additional filing with a fee of \$500.00. Please let us know what forms of payment are accepted. Thank you.

CAPITAL IMPROVEMENTS PROGRAM
FY2016 - FY2020

CITY OF MANVEL, TEXAS



APRIL 25, 2016

PREPARED FOR:

CITY OF MANVEL
MAYOR AND COUNCIL
20025 MORRIS AVENUE
MANVEL, TEXAS 77578

PREPARED BY:

DANIEL  SCOTT
ENGINEERING, LLC

19701 MORRIS AVENUE, MANVEL, TEXAS 77578
TBPE F-9827

Daniel Scott Engineering, LLC has prepared this report based on information provided by our client and information readily available via current ordinances and manuals, provided to us by others, and/or via meetings and conversations with review agencies' staff. We have made an effort to investigate the matters that may arise after the preparation of this report due to policy or rule changes by those entities involved. The information provided in this report is to the best of our knowledge as of April 2016.

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

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CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

I. INTRODUCTION

A. BACKGROUND

Pursuant to Section 8.03 of the City of Manvel's Home Rule Charter, adopted on May 14, 2011, the City Manager is required to submit a five-year Capital Improvements Program (CIP) to City Council.

This CIP is to be updated annually, and shall provide the following items:

- (a) *A summary of proposed programs;*
- (b) *A list of all capital facilities and property improvements that are proposed to be undertaken during the five (5) fiscal years next ensuing, with appropriate supporting information as to the necessity for such improvements;*
- (c) *Cost estimates, method of financing and recommended time schedules for each such improvement with the estimated effect on the tax levy and;*
- (d) *The estimated annual cost of operating and maintaining the facilities to be constructed or acquired over the five-year period.*

A minimum of \$25,000 was established as the threshold for capital projects.

The goal of the CIP is to help maintain the same high quality of life for all citizens of Manvel, through the timely anticipation of the City's needs and the planning of improvement projects - and their funding sources - as the community grows.

In June 2012, the City of Manvel's first CIP was adopted with a total of 22 short-range (5 years or less) projects, 9 long-range (greater than 5 years) projects, and numerous non-capital projects. As of April 2016, 11 of those 22 projects have been completed.

B. GROWTH

According to the United States Census Bureau, the population of Manvel increased by 70% from 2000 (3,046) to 2010 (5,179), and the most recent estimate (2014) is 7,165. All parameters indicate that the City will continue to grow rapidly over the next several years. The Houston Galveston Area Council (HGAC) is projecting 77,171 people in Manvel by the year 2050. The ultimate build-out population of Manvel (including ETJ) is anticipated to be over 150,000 people. It follows that population growth continues to be a primary driving factor in the CIP process.

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

C. PLANNING

On January 28, 2008, the City of Manvel adopted the 2007 Comprehensive Plan in order to “create a framework for making decisions regarding the future of the city.” This Comprehensive Plan is used daily by city staff, decision-makers, citizens, and developers to guide growth and the physical development of Manvel.

As part of the Comprehensive Plan, the following CIP-related goals were identified:

- | | | |
|----|--|-------------|
| 1. | Develop a Capital Improvement Program | COMPLETED |
| 2. | Develop a Comprehensive Public Utilities Plan | IN PROGRESS |
| 3. | Develop a Water and Sewer System for Old Manvel | IN PROGRESS |
| 4. | Expand Water and Sewer System | IN PROGRESS |
| 5. | Develop a Master Drainage Plan | COMPLETED |
| 6. | Develop Drainage Design Criteria and Standards | COMPLETED |
| 7. | Develop a Facilities Construction Plan | |
| 8. | Develop a Public Facilities and Open Space Master Plan | |

The City’s Comprehensive Plan was updated in 2015, narrowing the focus on Land Use, Economic Development, Utilities, and Drainage. The CIP component was (and still is) a major priority identified in the Comprehensive Plan and all of the City’s planning documents.

The 2012 CIP represented the first time that the City had undergone an extensive, prioritized project inventory for future development. This 2016 CIP is the first major update to that original Program.

D. ANNUAL UPDATES

Per the City Charter, the CIP will continue to be reviewed and updated on an annual basis. The expected Annual Updates will consist of both new projects *and* updates to existing projects. Updates may include revised scope, cost, or scheduling, as appropriate.

This 2016 CIP was developed for Fiscal Year 2016 through Fiscal Year 2020. Nomenclature for this document is as follows:

<u>CIP Nomenclature</u>	<u>Fiscal Year</u>	
2015	2015 – 2016	Current CIP Ends
2016	2016 – 2017	New CIP Begins
2017	2017 – 2018	
2018	2018 – 2019	
2019	2019 – 2020	
2020	2020 – 2021	

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

II. PROJECTS

In order to prepare a comprehensive list of projects for the City's CIP, each Department Head prepared an inventory of Plans, Projects, and Facilities that pertained to their areas of responsibility. Each Department rose to the challenge, and the compiled list contains 30 proposed projects.

A. IDENTIFICATION

Thirty (30) projects have been identified as Short-Term Projects, and zero (0) have been identified as Long-Term Projects. The City's first CIP had several Planning-type projects, but this update identifies more water and sewer projects. Future updates to the CIP will be increasingly concerned with construction projects; but it is vital that the remaining Planning phases be accomplished too.

The City's first CIP identified 22 Short-Term Projects and 9 Long-Term Projects. Of those 22 Short-Term Projects, 11 have been completed to date, and 2 more are underway.

The 30 projects identified in this 5-year update have all been designated as Short-Term, meaning that they should be completed within the next 5 years.

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

The 22 Short-Term Projects identified for 2012-2016 were:

Planning Projects

- ~~1. Comprehensive Plan Refresh~~
- ~~2. Equipment Replacement Plan~~
- ~~3. Master Drainage Plan~~
4. Master Parks Plan
5. Staffing and Human Resource Plan
6. Street Maintenance Plan
7. Technology Plan

Water Projects

1. Cemetery Waterline Loop
2. Charlotte Waterline Loop
- ~~3. Lewis Lane Waterline Loop~~
4. Rogers Road East Waterline Loop
5. Rogers Road West Waterline Loop
- ~~6. State Highway 6 Waterline Extension~~

Facilities Projects

1. City Hall Front Parking Lot Improvements
2. Library
- ~~3. City Hall Land Purchase~~
- ~~4. Records Room~~
5. Regional Detention Pond

Wastewater Projects

- ~~1. Lift Station 3 Improvements~~
- ~~2. Lift Station 6 Improvements~~
- ~~3. State Highway 6 Wastewater Extension~~

Streets Projects

- ~~1. Masters Road Rehabilitation Phase 1~~

Eleven (11) of the original 22 projects have been completed, and eleven (11) are being carried over from the 2012 CIP to the 2016 CIP. Two of the projects have just begun (Master Parks Plan and City Hall Front Parking Lot Improvements).

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

The 30 Projects identified for 2016-2020 are:

Planning Projects

1. Master Parks Plan
2. Master Wastewater Plan
3. Master Water Plan
4. Staffing and Human Resource Plan
5. Street Maintenance Plan
6. Technology Plan

Water Projects

1. Cemetery Waterline Loop
2. Charlotte Waterline Loop
3. Del Bello Waterline Extension
4. Elevated Storage Tank
5. FM1128 Waterline Extension
6. Purchase Surface Water Rights
7. Rogers Road East Waterline Loop
8. Rogers Road West Waterline Loop
9. SH6 East Waterline Extension
10. Tankersley Waterline Loop
11. Water Plant Improvements

Facilities Projects

1. City Hall Front Parking Lot Improvements
2. Croix Park Improvements
3. Library
4. Municipal Complex
5. Regional Detention Pond

Wastewater Projects

1. Del Bello Wastewater Extension
2. FM1128 Wastewater Extension
3. Large Road Sanitary Sewer
4. SH6 East Wastewater Extension
5. Wastewater Treatment Plant Improvements

Street Projects

1. Masters Road Rehabilitation Phase 2
2. Large Road Extension (Palmetto to McCoy)
3. Rogers Road Extension (Palmetto to McCoy)

The four (4) projects underlined above were included in the 2015/2016 Annual Operating Budget. These projects are in progress as of April 2016.



CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

B. DESCRIPTION

A brief description of each project is provided in the Project Data Sheets later in this document. Since none of the projects have a Preliminary Engineering Report (PER) or similar, the project descriptions include a general scope and justification, as is currently available.

C. COST ESTIMATES

While it is not always feasible to accurately estimate project costs in the future, several things can be done to improve close-term forecasting. Every effort has been made to standardize the estimating procedure itself, to produce a more reliable product. The line item type estimate format is utilized throughout the document.

1. Labor and Material Costs

The Labor and Material costs are typically the largest and most significant portion of the project estimates. Where possible, unit quantities, have been used to estimate labor and materials. However, many of the estimated project costs were simply derived through researching similar project scoped projects in nearby communities.

2. Professional Services

For the purposes of this CIP, “Professional Services” typically consist of Engineering, Surveying, and Analytical Testing. In order to estimate anticipated costs for these Professional Services, we have implemented standard practices identified by the Consulting Engineers Council of Texas, the Texas Society of Professional Engineers, and regional engineering cost curves.

Ultimately, the percentage factor applied to each project for this cost category is based on the level of engineering effort to be provided, as well as factors that will impact the surveying requirements for the project. Typically, horizontal construction will require additional survey effort and the production of easement exhibits. This has been factored into the actual percentage rate as follows:

8%	Engineering
4%	Surveying
<u>3%</u>	<u>Analytical Testing</u>
15%	Professional Services

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

3. Contingency

Although efforts have been made to estimate project costs and professional services; without the benefit of actual proposals, Preliminary Engineering Reports (PERs), contractor bids, etc., a contingency has been added to each project. In short, the “contingency” is simply a financial safety factor. For this CIP, a contingency of 20% has been added to all of the construction projects.

It should be noted that we have NOT INCLUDED Bond Issuance Costs (the cost to sell bonds) in the project cost estimates contained within this document. This document focuses specifically on construction and engineering costs associated with each project. While these costs will need to be taken into account when presenting program information to the voters in the future, they are not considered part of the construction and engineering costs. Actual and final bond sale amounts may vary depending on the number of projects being funded and the timing of the cash requirements. It is therefore impractical for a CIP to estimate bond issuance costs.

Once again, the challenge for the City facing growing needs in nearly all of the categories, increasing construction costs and an aggressive Capital Improvement Plan, remains funding.

D. PRIORITIZATION

In order to present the Projects in an organized, purposeful fashion, Staff has ranked all 30 projects in order of importance. Specifically, departments submitted their individual rankings, and the results were compiled and sorted based on the cumulative total score.

CITY OF MANVEL CAPITAL IMPROVEMENTS PROGRAM

STAFF PRIORITIZATION

Priority Number	Project	Type	Description	Cumulative Total Points
1	Elevated Storage Tank	Water	Construct an elevated water storage tank	220
2	Water Plant Improvements	Water	Expand City Water Plant	217
3	Master Wastewater Plan	Planning	Develop a Master Wastewater Plan for sanitary sewer	215
4	Master Water Plan	Planning	Develop a Master Water Plan for drinking water and fire protection	211
5	Municipal Complex	Facility	Construct a new City Hall, Police Station, Municipal Court, and Park	211
6	Regional Wastewater Treatment Plant #1	Sewer	Expand capacity of Corporate WWTP to 1MGD Concrete Plant	211
7	Purchase Surface Water Rights	Water	Reserve and purchase surface water rights	186
8	City Hall Parking Lot Improvements	Facility	Expand front parking lot	180
9	Rogers Road East Waterline Loop	Water	Loop new water line on Rogers Road back to SH6	153
10	Staffing and HR Plan	Planning	Develop a Staffing Growth and Human Resources Plan	146
11	Tankersley Waterline Loop	Water	Loop new water line between FM1128 and McCoy	143
12	Rogers Road West Waterline Loop	Water	Replace 4" Water Line on Roger Road west of FM 1128	137
13	Large Road Sanitary Sewer	Sewer	Construct gravity sanitary sewer on Large from C1 Ditch to Spillane	137
14	Cemetery Waterline Loop	Water	Loop 8" line on Lewis to 6" line to 12" on Cemetery	137
15	FM 1128 Waterline Extension Phase 2	Water	Extend 12" water line from Tankersly to Chocolate Bayou	134
16	Regional Detention Pond	Facility	Construct Regional Detention/Mitigation Pond	132
17	Technology Plan	Planning	Develop a Long Term Plan for meeting technology needs	129
18	SH6 East Waterline Extension	Water	Extend water line along SH6 to Eastern City Limits	125
19	SH6 East Wastewater Extension	Sewer	Extend wastewater line along SH6 to Eastern City Limits	123
20	Charlotte Waterline Loop	Water	Loop new water line between FM1128 and McCoy	120
21	Large Road West	Street	Construct asphalt roadway from Palmetto to McCoy	112
22	Street Maintenance Plan	Planning	Develop a Street Repair/Maintenance Plan	111
23	Del Bello Waterline Extension	Water	Extend water line down Del Bello	103
24	Croix Park Improvements	Facility	Construct improvements to Croix Park	96
25	Master Parks Plan	Planning	Develop a Master Parks Plan to identify park areas	94
26	FM 1128 Wastewater Extension	Sewer	Extend wastewater on FM1128 from Lewis to Chocolate Bayou	90
27	Rogers Road West	Street	Construct asphalt road from Palmetto to McCoy	89
28	Masters Road Rehab Phase 2	Street	Reclaim asphalt on Masters Road from SH6 to Jordan	86
29	Del Bello Wastewater Extension	Sewer	Extend wastewater line down Del Bello	69
30	Library	Facility	Construct a City Library	68

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

E. FUNDING SOURCES

With the Projects identified, described, estimated, and prioritized, the next step is to try and determine corresponding funding sources for each. This step must be done prior to the final step of scheduling.

Possible Funding Sources include:

1. Impact Fees
2. Annual Operating Budget
3. City Reserve Funds
4. Bonds
5. Manvel Economic Development Committee (MEDC)
6. Grants

Although the City's Operating Budget should continue to grow as the City develops (through sales tax, ad valorem taxes, permits, plan reviews, and inspection fees, etc.), it is difficult to anticipate the *rate* at which it will grow. With that in mind, alternate funding sources should be used whenever possible. The City has had recent success with Texas Water Development Board grants and Community Development Block Grants, and has long enjoyed a working relationship with the Manvel Economic Development Committee.

Using current City Reserve Funds of approximately \$2.5M and increasing the City's Annual CIP Budget by \$50,000 per year, this CIP proposes that 20 of the 30 projects could be completed within the next 5 years. Page 12 provides the corresponding Budget Schedule and provides a conservative running tally of remaining reserves set aside for CIP projects.

The other 10 projects are each estimated at \$1M or more. In the previous CIP document, these projects may have been identified as "Long-Term Projects," but the City no longer has the luxury of waiting on these projects. Since the City does not currently have \$44,300,000 in Reserves, it appears that Bonds will likely be required for these projects.

CITY OF MANVEL CAPITAL IMPROVEMENTS PROGRAM

BUDGET SCHEDULE

Fiscal Year	2015	2016	2017	2018	2019	2020
CIP PROJECTS						
Proposed Projects	4	5	5	3	2	1
Estimated Cost	\$ 190,000	\$ 980,000	\$ 800,000	\$ 980,000	\$ 870,000	\$ 950,000
FUNDING SOURCES						
Accumulated Impact Fees			\$ 210,000			
MEDC		\$ 660,000				
CDBG			\$ 200,000			
Budget	\$ 190,000	\$ 250,000	\$ 300,000	\$ 350,000	\$ 400,000	\$ 450,000
RESERVES						
Available	\$ 2,500,000	\$ 2,500,000	\$ 2,430,000	\$ 2,340,000	\$ 1,710,000	\$ 1,240,000
Used This Year	\$ -	\$ 70,000	\$ 90,000	\$ 630,000	\$ 470,000	\$ 500,000
Remaining	\$ 2,500,000	\$ 2,430,000	\$ 2,340,000	\$ 1,710,000	\$ 1,240,000	\$ 740,000

1. This plan assumes current City reserves at \$2.5M
2. This plan establishes a CIP Budget that increases by \$50,000 per year.
3. This plan does not account for interest.
4. With this option, 20 of the 30 CIP projects identified could be completed in 5 years.
5. The other 10 projects would need to be included in Bonds.

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

F. SCHEDULING

In an unlimited cash-flow scenario, all proposed projects would be completed in the first year of the CIP; however, that does not represent the current financial landscape of the City.

The 30 projects identified in this CIP have a total estimated cost of \$49,070,000. With an annual Operating Budget of less than \$7M, obviously all \$49M could not be allocated within 5 years without alternate funding sources. As a result, 20 of the 30 projects have been identified as “Budget Projects” and the other 10 have been identified as “Bond Projects.”

The Proposed Schedule for the 20 “Budget Projects” is included on Page 14. The Schedule includes the Priority Number, Project Name, Type, Description, Cost Estimate, Possible Funding Source, and annual breakdown for each of the next 5 years. The total estimate for these 20 projects is \$4,770,000, averaging \$916,000 per year beginning next budget year.

Page 15 provides a summary of the 10 “Bond Projects” including the Priority Number, Project Name, Type, Description, Cost Estimate, Possible Funding Source, and annual breakdown for each of the next 5 years. The total estimate for these 10 projects is \$44,300,000, averaging \$8,860,000 per year beginning next fiscal year.

CITY OF MANVEL CAPITAL IMPROVEMENTS PROGRAM

PROPOSED SCHEDULE - BUDGET PROJECTS

Priority Number	Project	Type	Description	Possible Funding Source	Proposed Schedule					
					2015	2016	2017	2018	2019	2020
3	Master Wastewater Plan	Planning	Develop a Master Wastewater Plan for sanitary sewer	Budget	\$ 50,000					
4	Master Water Plan	Planning	Develop a Master Water Plan for drinking water and fire protection	Budget	\$ 50,000					
8	City Hall Parking Lot Improvements	Facility	Expand front parking lot	Budget	\$ 65,000					
25	Master Parks Plan	Planning	Develop a Master Parks Plan to identify park areas	Budget	\$ 25,000					
2	Water Plant Improvements	Water	Expand City Water Plant	MEDC		\$ 410,000				
10	Staffing and HR Plan	Planning	Develop a Staffing Growth and Human Resources Plan	Bonds		\$ 25,000				
12	Rogers Road West Waterline Loop	Water	Replace 4" Water Line on Roger Road west of FM 1128	Budget		\$ 270,000				
13	Large Road Sanitary Sewer	Sewer	Construct gravity sanitary sewer on Large from C1 Ditch to Spillane	MEDC		\$ 250,000				
17	Technology Plan	Planning	Develop a Long Term Plan for meeting technology needs	Budget		\$ 25,000				
9	Rogers Road East Waterline Loop	Water	Loop new water line on Rogers Road back to SH6	Budget			\$ 130,000			
14	Cemetery Waterline Loop	Water	Loop 8" line on Lewis to 6" line to 12" on Cemetery	CDBG			\$ 200,000			
20	Charlotte Waterline Loop	Water	Loop new water line between FM1128 and McCoy	Impact Fees			\$ 210,000			
22	Street Maintenance Plan	Planning	Develop a Street Repair/Maintenance Plan	Budget			\$ 25,000			
27	Rogers Road West	Street	Construct asphalt road from Palmetto to McCoy	Budget			\$ 235,000			
11	Tankersley Waterline Loop	Water	Loop new water line between FM1128 and McCoy	Budget				\$ 310,000		
24	Croix Park Improvements	Facility	Construct improvements to Croix Park	Budget				\$ 100,000		
28	Masters Road Rehab Phase 2	Street	Reclaim asphalt on Masters Road from SH6 to Jordan	Budget				\$ 570,000		
18	SH6 East Waterline Extension	Water	Extend water line along SH6 to Eastern City Limits	Developer					\$ 670,000	
21	Large Road West	Street	Construct asphalt roadway from Palmetto to McCoy	Budget					\$ 200,000	
15	FM 1128 Waterline Extension Phase 2	Water	Extend 12" water line from Tankersly to Chocolate Bayou	Budget						\$ 950,000

Total Estimate:

\$ 4,770,000 \$ 190,000 \$ 980,000 \$ 800,000 \$ 980,000 \$ 870,000 \$ 950,000



CITY OF MANVEL CAPITAL IMPROVEMENTS PROGRAM

PROPOSED SCHEDULE - BOND PROJECTS

Priority Number	Project	Type	Description	2016 Estimate	Possible Funding Source					
						2016	2017	2018	2019	2020
1	Elevated Storage Tank	Water	Construct an elevated water storage tank	\$ 1,400,000	Bonds	\$1,400,000				
7	Purchase Surface Water Rights	Water	Reserve and purchase surface water rights	\$ 5,000,000	Bonds	\$5,000,000				
16	Regional Detention Pond	Facility	Construct Regional Detention/Mitigation Pond	\$ 1,400,000	Bonds	\$1,400,000				
6	Regional Wastewater Treatment Plant	Sewer	Expand capacity of Corporate WWTP to 1MGD Concrete Plant	\$ 10,000,000	Bonds		\$ 10,000,000			
5	Municipal Complex	Facility	Construct a new City Hall, Police Station, Municipal Court, and Park	\$ 16,000,000	Bonds			\$8,000,000	\$8,000,000	
30	Library	Facility	Construct a City Library	\$ 1,400,000	Bonds				\$ 1,400,000	
19	SH6 East Wastewater Extension	Sewer	Extend wastewater line along SH6 to Eastern City Limits	\$ 2,600,000	Bonds					\$2,600,000
23	Del Bello Waterline Extension	Water	Extend water line down Del Bello	\$ 1,300,000	Bonds					\$1,300,000
26	FM 1128 Wastewater Extension	Sewer	Extend wastewater on FM1128 from Lewis to Chocolate Bayou	\$ 2,600,000	Bonds					\$2,600,000
29	Del Bello Wastewater Extension	Sewer	Extend wastewater line down Del Bello	\$ 2,600,000	Bonds					\$2,600,000
Total Estimate:				\$ 44,300,000		\$ 7,800,000	\$ 10,000,000	\$ 8,000,000	\$ 9,400,000	\$ 9,100,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

IV. PROJECT DATA SHEETS

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Elevated Storage Tank
Project Type: Water
Project Identified: Mayor
Year Planned: 2016
Possible Funding Sources: Impact Fees, Reserves, Bonds, Grants
Staff Ranking: 1 of 30

Prerequisite Project(s): Water Plant Improvements
Master Water Plan

Project Description: TCEQ regulations require elevated storage capacity of 100 gallons per connection for systems with more than 2,500 connections. Currently, the City of Manvel School Road Water Plant serves approximately 500 connections. With the anticipated growth in Manvel, the trigger of 2,500 connections could be reached as soon as the year 2020.

Anticipating the time required for design, construction, and permitting, this project should get started as soon as the Master Water Plan has been completed. The Master Water Plan will help determine the appropriate location, size, and cost of this elevated storage tank. Some important TCEQ regulations to note are:

- TCEQ defines Elevated Storage Capacity as *“that portion of water which can be stored at least 80 feet above the highest service connection in the pressure plane served by the storage tank.”*
- Regarding the location, TCEQ indicates: *“No elevated storage shall be located within 500 feet of any municipal or industrial sewage treatment plant or any land which is spray irrigated with treated sewage effluent or sludge disposal.”*

Project Estimate:

Construction:	\$1,000,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$1,400,000



CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Water Plant Improvements
Project Type: Water
Project Identified: City Staff
Year Planned: 2016
Possible Funding Sources: Impact Fees, MEDC
Staff Ranking: 2 of 30

Prerequisite Project(s): None

Project Description: TCEQ regulations identify minimum sizes and capacities for water well pumps, booster pumps, hydro pneumatic tanks, and ground storage tanks. Currently, the City of Manvel School Road Water Plant serves approximately 500 connections and has a capacity to serve 750 connections. With the anticipated growth in Manvel, improvements are needed at the Water Plant in order to expand the available capacity of available City water.

In January 2016, MEDC authorized the design and construction of this project. Anticipated improvements include new booster pumps, an additional ground storage tank, and upgrades to the existing Control Building and Water Well.

Project Estimate:

Construction:	\$300,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$410,000



CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Master Wastewater Plan
Project Type: Planning
Project Identified: Comprehensive Plan
Year Planned: 2015
Possible Funding Sources: Impact Fees, Annual Operating Budget
Staff Ranking: 3 of 30

Prerequisite Project(s): None

Project Description: The purpose of the Master Wastewater Plan is to evaluate the existing sanitary sewer system, make recommendations for improvements, and serve as a guiding document for future capital projects and developer-driven initiatives.

Since its inception, the City of Manvel has primarily existed as a rural community. Large acre homesteads, agricultural, and oilfield uses have typically implemented individual septic systems. However, the City owns and operates a small wastewater plant on Corporate Drive that is being expanded. This wastewater plant primarily receives sanitary sewer from the residents and businesses in the “Old Manvel” area near SH6 and FM1128.

Due to continued urban sprawl from Houston, residential subdivisions and commercial developments are steadily increasing in and around the City of Manvel. The vast majority of these developments implement smaller water plants and package wastewater facilities via Municipal Utility Districts (MUDs).

As the City continues to grow, it is critical to prepare for that growth as it pertains to wastewater.

Project Estimate: \$50,000



CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Master Water Plan
Project Type: Planning
Project Identified: Comprehensive Plan
Year Planned: 2015
Possible Funding Source: Impact Fees, Annual Operating Budget
Staff Ranking: 4 of 30

Prerequisite Project(s): None

Project Description: The purpose of the Master Water Plan is to evaluate the existing water distribution system, make recommendations for improvements, and serve as a guiding document for future capital projects and developer-driven initiatives.

Since its inception, the City of Manvel has primarily existed as a rural community. Large acre homesteads, agricultural, and oilfield uses have typically implemented individual water wells. However, the City owns and operates a small water plant on School Road that is being expanded. This water plant provides water and fire protection to residents and businesses in the “Old Manvel” area near SH6 and FM1128.

Due to continued urban sprawl from Houston, residential subdivisions and commercial developments are steadily increasing in and around the City of Manvel. The vast majority of these developments implement smaller water plants and package wastewater facilities via Municipal Utility Districts (MUDs).

As the City continues to grow, it is critical to prepare for that growth as it pertains to public drinking water and fire protection.

Project Estimate: \$50,000



CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Municipal Complex
Project Type: Facility
Project Identified: City Staff
Year Planned: 2018 and 2019
Possible Funding Source: Bonds
Staff Ranking: 5 of 30

Prerequisite Project(s): None

Project Description: During the 2016 Budget preparation, three individual Facility projects were identified. They included a new City Hall, a Police Department Building, and a Public Works Facility. While these projects were not “budgeted” they were identified as part of the annual CIP update *within* the Budget Document.

In order to minimize land acquisition, maintenance costs, detention, utilities, and parking, the idea of a Municipal Complex was identified as perhaps a better alternative. This complex could include a new City Hall, Police Station, Public Works, Municipal Court, and a City Park. City Departments could still communicate efficiently within this complex, as all would be within walking distance.

At this point, this project is slightly more than a conceptual idea, so cost estimating is difficult to be sure. The aforementioned 2016 Budget document speculated that a new City Hall could cost \$6M, a new Police Station could be \$3M, and a Public Works Facility could be \$1M. If all 3 of these were combined, that estimate translates into \$10M. However, if a City Park and Municipal Court building were added to that, at \$1M each, the overall construction estimate escalates quickly to \$12M.

Project Estimate:

Construction:	\$12,000,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$16,000,000



CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Regional Wastewater Treatment Plant #1
Project Type: Sewer
Project Identified: City Staff
Year Planned: 2017
Possible Funding Source: Impact Fees, Bonds
Staff Ranking: 6 of 30

Prerequisite Project(s): Master Wastewater Plan

Project Description: The City currently operates a 250,000 Gallon Per Day (GPD) Wastewater Treatment Plant (WWTP) on Corporate Drive. An expansion of that plant is currently in design and will increase the capacity to 500,000 GPD.

The 2007 Comprehensive Plan identified the ultimate buildout of six (6) Regional Wastewater Treatment Plants with a maximum size of 5 MGD each. Once completed, the Master Wastewater Plan will confirm if this is still the best course of action for the City.

The Corporate Drive WWTP is planned to serve as the Region 1 WWTP. The first phase would be to construct a 1 MGD concrete plant. In early 2015, the Lakeland MUD Engineer prepared cost estimates for this approach at \$7,708,610.

Project Estimate:

Construction:	\$ 7,700,000
Professional Services @ 15%	
<u>Contingency @ 10%</u>	
Total Project Cost:	<u>\$10,000,000</u>



CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Purchase Surface Water Rights – Phase 1
Project Type: Water
Project Identified: City Staff
Year Planned: 2016
Possible Funding Source: Impact Fees, Bonds
Staff Ranking: 7 of 30

Prerequisite Project(s): Master Water Plan

Project Description: The 2007 Comprehensive Plan identified an ultimate buildout population of 155,000 people. At 2.8 people per connection, that equates to 55,357 connections. Using 360 GPD per connection, the total buildout demand would be approximately 20 MGD. The Plan identified 5 Regional Water Plants with a capacity of approximately 4 MGD each. Once completed, the Master Water Plan will confirm if this is still the best course of action for the City.

As water demands increase in Manvel, the need to diversify supply sources will also increase. Presently, 100% of the City's and ETJ's drinking water and fire protection water come from groundwater. In addition to individual landowner wells, there are also 5 small plants across the City (School Road, Pomona, Rodeo Palms, Sedona Lakes, and Southfork) that have a total capacity of about 3 MGD.

One of the long term goals is to explore alternate water sources, including the purchase of surface water rights. This project was created to accomplish that task.

Project Estimate: \$5,000,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: City Hall Parking Lot Improvements
Project Type: Facility
Project Identified: City Staff
Year Planned: 2015
Possible Funding Source: Annual Operating Budget
Staff Ranking: 8 of 30

Prerequisite Project(s): None

Project Description: In order to improve parking availability at City Hall, this project includes the addition of 10-13 parking spots to the front parking lot. Additionally, to minimize conflict points and potential vehicle accidents, this project will include a TXDOT application for the connection of the second driveway on SH6. By completion of this project, motorists would be able to enter one drive and exit a second one, as well as have ingress/egress to the adjacent Stripes convenience store.

Project Estimate:

Construction:	\$50,000
Professional Services @ 15%	
Contingency @ 10%	
Total Project Cost:	\$65,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Rogers Road East Waterline Loop
Project Type: Water
Project Identified: City Staff
Year Planned: 2017
Possible Funding Sources: Impact Fees, Annual Operating Budget, Reserves, MEDC
Staff Ranking: 9 of 30

Prerequisite Project(s): None

Project Description: As the next phase of the Rogers Road waterline improvements, this project continues where the 2012 CDBG project ends. That project improved the existing 4-inch water line on Rogers Road to an 8-inch water line located in the ROW. This project includes extending 8-inch water line approximately 1,500 linear feet from the C1 ditch to Cemetery, and then to the 12" water line at Large Road.

In cooperation with the Cemetery Waterline Loop, this will provide a significant waterline loop to the City's mains in this area greatly improving water quality, flow, fire protection, and possibly economic development.

Project Estimate:

Construction:	\$94,850
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$130,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Staffing and Human Resource Plan
Project Type: Planning
Project Identified: City Staff
Year Planned: 2016
Possible Funding Source: Annual Operating Budget
Staff Ranking: 10 of 30

Prerequisite Project(s): None

Project Description: The purpose of this Staffing and Human Resource Plan would be to develop both short-term and long-term requirements for current and future staffing needs. The ratio of Police Officers to the City's population, Community Development Director, Director of Human Resources, Building Official, and Building Inspectors are just a few examples of what this plan will address.

Project Estimate: \$25,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Tankersley Waterline Loop
Project Type: Water
Project Identified: City Staff
Year Planned: 2018
Possible Funding Sources: Impact Fees, Annual Operating Budget, Reserves
Staff Ranking: 11 of 30

Prerequisite Project(s): None

Project Description: Implementing assistance from MEDC in 2011, the City extended a 12" water line on FM1128 to the intersection of Charlotte. In 2015, Lakeland Section 3 extended a 12" water line down McCoy to the intersection at Charlotte.

In 2016, it is anticipated that Lakeland Section 4 will further extend the 12" on McCoy from Charlotte to Tankersley.

The Tankersley Waterline Loop Project would then extend a 12" waterline along FM1128 from Charlotte to Tankersley, down Tankersley to McCoy. This project consists of approximately 3,000 linear feet of 12" water line and will provide a significant waterline loop to the City's mains in this area, greatly improving water quality, flow, fire protection, and possibly economic development.

Project Estimate:

Construction:	\$226,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$310,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Rogers Road West Waterline Loop
Project Type: Water
Project Identified: City Staff
Year Planned: 2016
Possible Funding Source: Impact Fees, Annual Operating Budget, Reserves, MEDC
Staff Ranking: 12 of 30

Prerequisite Project(s): None

Project Description: This project replaces an existing 4-inch water line with approximately 3,300 linear feet of 8-inch water line, fire hydrants, and shut off valves. Extending from Masters (west to McCoy) this line would loop back into the 16" water line at SH6 and McCoy. This will provide an additional waterline loop to the City's mains in this area greatly improving water quality, water pressure and flow, fire protection, and economic development.

Project Estimate:

Construction:	\$193,350
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$270,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Large Road Sanitary Sewer
Project Type: Sewer
Project Identified: MEDC
Year Planned: 2016
Possible Funding Sources: Impact Fees, MEDC
Staff Ranking: 13 of 30

Prerequisite Project(s): None

Project Description: This project consists of approximately 2,300 linear feet of new gravity sanitary sewer on Large Road from the C1 ditch to the Lift Station behind City Hall. This project also includes improvements to the existing lift station including fencing, upgraded pumps and wet well.

Project Estimate:

Construction:	\$181,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$250,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Cemetery Waterline Loop
Project Type: Water
Project Identified: City Staff
Year Planned: 2017
Possible Funding Sources: Impact Fees, Annual Operating Budget, CDBG
Staff Ranking: 14 of 30

Prerequisite Project(s): None

Project Description: The Cemetery Waterline Loop connects the existing 12-inch water line on Cemetery to the existing 8-inch water line on Lewis Lane. As such, this project consists of approximately 2,500 linear feet of 8-inch water line. This will provide an additional waterline loop to the City's mains in this area greatly improving water quality, water pressure and flow, and fire protection.

Project Estimate:

Construction:	\$144,250
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$200,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: FM1128 Waterline Extension Phase 2
Project Type: Water
Project Identified: City Staff
Year Planned: 2020
Possible Funding Sources: Impact Fees, Annual Operating Budget, Reserves, Bonds, MEDC
Staff Ranking: 15 of 30

Prerequisite Project(s): Master Water Plan
Tankersley Waterline Loop

Project Description: Implementing assistance from MEDC in 2011, the City extended a 12" water line on FM1128 to the intersection of Charlotte. The Tankersley Waterline Loop Project will extend the 12" waterline along FM1128 from Charlotte to Tankersley, and down Tankersley to McCoy.

This FM1128 Waterline Extension Phase 2 project consists of approximately 9,000 linear feet of 12" water line along FM1128 from Tankersley to Chocolate Bayou. This project will provide a significant extension to the northern reaches of FM 1128 providing drinking water and fire protection, and possibly improving economic development.

Project Estimate:

Construction:	\$693,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$950,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Regional Detention Pond
Project Type: Facility
Project Identified: City Staff
Year Planned: 2016
Possible Funding Source: Reserves, Bonds, TWDB
Staff Ranking: 16 of 30

Prerequisite Project(s): None

Project Description: In order to help with detention and floodplain mitigation, a site has been identified for a Regional Detention Pond in the northern part of the City. As both Chocolate Bayou and Mustang Bayou flow from north to south across the City, this site is strategically located to capture runoff upstream of the City.

The land has been purchased, but engineered drawings need to be prepared prior to this project going on-line.

Project Estimate:

Construction:	\$1,000,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$1,400,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Technology Plan
Project Type: Planning
Project Identified: City Staff
Year Planned: 2016
Possible Funding Source: Annual Operating Budget
Staff Ranking: 17 of 30

Prerequisite Project(s): None

Project Description: The purpose of this Technology Plan would be to develop both short-term and long-term needs for technology-based items used by staff, PD&Z, and Council. Computers, hand-held radios, satellite phones, billing software, meter reading equipment, and credit card readers are just a few examples of what this plan will address.

Project Estimate: \$25,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: SH6 East Waterline Extension
Project Type: Water
Project Identified: City Staff
Year Planned: 2019
Possible Funding Sources: Impact Fees, MEDC, Developer
Staff Ranking: 18 of 30

Prerequisite Project(s): None

Project Description: In order improve fire protection and promote economic development along SH6 to the eastern City Limits, this project identifies a new water main to extend from the current termination point (near ProBuild Lumber) to the eastern City Limits. It is anticipated that a 12-inch waterline extended approximately 6,000 linear feet will be the ultimate design for this project. There is currently no City water in this general vicinity, so fire protection is inadequate and future development is strained.

Project Estimate:

Construction:	\$485,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$670,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: SH6 East Wastewater Extension
Project Type: Wastewater
Project Identified: City Staff
Year Planned: 2020
Possible Funding Sources: Impact Fees, Bonds, MEDC, Developer
Staff Ranking: 19 of 30

Prerequisite Project(s): Master Wastewater Plan

Project Description: In order to provide wastewater and promote economic development along SH6 to the eastern City Limits, this project identifies a new sanitary sewer to extend from FM 1128 to CR 99.

It is anticipated that a 24-inch sanitary sewer extended approximately 12,000 linear feet will be the ultimate design for this project. Due to the overall length of this line, a lift station will likely be required and is included in this estimate. There is currently no City wastewater in this general vicinity, so future development is strained.

Project Estimate:

Construction:	\$1,895,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$2,600,000



CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Charlotte Waterline Loop
Project Type: Water
Project Identified: City Staff
Year Planned: 2017
Possible Funding Sources: Impact Fees, Annual Operating Budget, Reserves
Staff Ranking: 20 of 30

Prerequisite Project(s): None

Project Description: Implementing assistance from MEDC in 2011, the City extended a 12" water line on FM1128 to the intersection of Charlotte. In 2015, the Lakeland subdivision extended a 12" water line down McCoy to the intersection at Charlotte. The Charlotte Waterline Loop Project would connect those two lines with approximately 2,500 linear feet of 8" water line.

Project Estimate:

Construction:	\$153,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$210,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Large Road West
Project Type: Street
Project Identified: City Staff
Year Planned: 2019
Possible Funding Source: Annual Operating Budget, Reserves
Staff Ranking: 21 of 30

Prerequisite Project(s): None

Project Description: This project consists of constructing a new asphalt roadway with open ditch drainage along Large Road from Palmetto to McCoy. It is anticipated that this connection will improve mobility for emergency vehicles, school traffic, and also allow for a backage road to SH6.

Project Estimate:

Construction:	\$140,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$200,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Street Maintenance Plan
Project Type: Planning
Project Identified: City Staff
Year Planned: 2017
Possible Funding Source: Annual Operating Budget
Staff Ranking: 22 of 30

Prerequisite Project(s): None

Project Description: The purpose of this Street Maintenance Plan would be to develop a comprehensive inventory of all streets maintained by the City of Manvel in order to determine the appropriate maintenance schedule for each segment. This inventory would include traffic counts, thickness of base material, presence of lime, recurrence of potholes, number of repairs, drainage issues, and ride condition.

Project Estimate: \$25,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Del Bello Waterline Extension
Project Type: Water
Project Identified: City Staff
Year Planned: 2020
Possible Funding Sources: Impact Fees, Bonds
Staff Ranking: 23 of 30

Prerequisite Project(s): Master Water Plan
Tankersley Waterline Loop
FM 1128 Waterline Extension Phase 2

Project Description: The Del Bello Waterline Extension will connect the City's future Surface Water Plant on Croix Road to the 12" water line on FM 1128. This project consists of approximately 12,000 linear feet of 12" water line. Several other projects (Tankersley Waterline Loop, FM 1128 Waterline Extension Phase 2, and the completion of the Master Water Plan) need to be completed prior to this project. However, once completed, this will provide an interconnect between the City's northern and central areas.

Project Estimate:

Construction:	\$ 950,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	<u>\$1,300,000</u>

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Croix Park Improvements
Project Type: Facility
Project Identified: Parks Board
Year Planned: 2018
Possible Funding Source: Annual Operating Budget, Reserves
Staff Ranking: 24 of 30

Prerequisite Project(s): Master Parks Plan

Project Description: The City owns Croix Park on Croix Road near the new Pomona Subdivision. The Parks Board is working to identify improvements to this park including amenities and security. The Master Parks Plan will better determine the scope and budget for this project.

Project Estimate: \$100,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Master Parks Plan
Project Type: Planning
Project Identified: Comprehensive Plan
Year Planned: 2015
Possible Funding Source: Annual Operating Budget
Staff Ranking: 25 of 30

Prerequisite Project(s): None

Project Description: The purpose of the Master Parks Plan is to evaluate the existing park facilities, make recommendations for improvements, and serve as a guiding document for future capital projects and developer-driven initiatives.

Since its inception, the City of Manvel has primarily existed as a rural community. Large acre homesteads, agricultural, and oilfield uses have been the norm. The City owns and operates 2 small parks and is actively looking at (at least) 2 other potential park sites.

Due to continued urban sprawl from Houston, residential subdivisions and commercial developments are steadily increasing in and around the City of Manvel. The vast majority of these developments implement no park space or only pocket and neighborhood parks.

As the City continues to grow, it is City Council's desire to prepare for that growth as it pertains to parks.

Project Estimate: \$25,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: FM 1128 Wastewater Extension
Project Type: Wastewater
Project Identified: City Staff
Year Planned: 2020
Possible Funding Sources: Impact Fees, Bonds
Staff Ranking: 26 of 30

Prerequisite Project(s): Master Wastewater Plan

Project Description: In order to provide wastewater and promote economic development along FM1128, this project identifies a new sanitary sewer from Lewis Lane to Chocolate Bayou.

It is anticipated that a 24-inch sanitary sewer extended approximately 12,000 linear feet will be the ultimate design for this project. Due to the overall length of the project, a lift station will likely be required and is included in this estimate. There is currently no City wastewater in this general vicinity, so future development is strained.

Project Estimate:

Construction:	\$1,895,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$2,600,000



CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Rogers Road West
Project Type: Street
Project Identified: City Staff
Year Planned: 2017
Possible Funding Source: Annual Operating Budget
Staff Ranking: 27 of 30

Prerequisite Project(s): None

Project Description: This project consists of constructing a new asphalt roadway with open ditch drainage along Rogers Road from Palmetto to McCoy and from McCoy to SH6. It is anticipated that this connection will improve mobility for emergency vehicles and school traffic, and also allow for a backage road to SH6. It is also likely to assist economic development in this area.

Project Estimate:

Construction:	\$170,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$235,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Masters Road Rehab Phase 2
Project Type: Street
Project Identified: City Staff
Year Planned: 2018
Possible Funding Source: Annual Operating Budget
Staff Ranking: 28 of 30

Prerequisite Project(s): None

Project Description: Masters Road south of SH6 is maintained by the City of Manvel and was overlaid in 2015. This Phase 2 project consists of reclaiming the asphalt roadway from SH6 to Jordan. There are considerable obstacles under the pavement and the overall width of the road needs to be widened to allow for a safety shoulder.

Project Estimate:

Construction:	\$410,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$570,000

CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Del Bello Wastewater Extension
Project Type: Wastewater
Project Identified: City Staff
Year Planned: 2020
Possible Funding Sources: Impact Fees, Bonds
Staff Ranking: 29 of 30

Prerequisite Project(s): Master Wastewater Plan

Project Description: In order to provide wastewater and promote economic development along Del Bello, this project identifies a new sanitary sewer from FM 1128 to Croix Road.

It is anticipated that a 24-inch sanitary sewer extended approximately 12,000 linear feet will be the ultimate design for this project. Due to the overall length of the project, a lift station will likely be required and is included in this estimate. There is currently no City wastewater in this general vicinity, so future development is strained.

Project Estimate:

Construction:	\$1,895,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$2,600,000



CITY OF MANVEL
CAPITAL IMPROVEMENTS PROGRAM

PROJECT DATA SHEET

Project Name: Library
Project Type: Facility
Project Identified: Mayor
Year Planned: 2019
Possible Funding Source: Bonds
Staff Ranking: 30 of 30

Prerequisite Project(s): None

Project Description: The City has long struggled with a permanent location for a City-owned Library. This project consists of designing and building a permanent Library facility on existing City-owned property. At this point in time, it appears that Bonds would likely need to be secured for this project due to the overall cost.

Project Estimate:

Construction:	\$1,000,000
Professional Services @ 15%	
Contingency @ 20%	
Total Project Cost:	\$1,400,000

The background is a blue gradient. In the corners, there are decorative white line art elements resembling circuit boards or neural networks, with lines and small circles.

Case Summary Report

January 2019 through May 2021

Case Reports Generated

	Assigned	Active	Cleared	Information	Inactive/ Suspended	Clearance Rate %
2019	534	8	321	61	144	60%
2020	567	26	336	92	111	59%
2021	305	61	139	52	31	45%

Aggravated Assault Cases

	Reported Cases	Cleared Cases	Open Cases	Information	Inactive/ Suspended	With Firearm	Clearance Rate %
2019	9	6	0	1	2	4	66%
2020	10	8	0	0	2	5	80%
2021	4	4	0	0	0	0	100%

Deadly Conduct

	Reported Cases	Cleared Cases	Open Cases	Unfounded	Inactive/ Suspended	With Firearm	Clearance Rate %
2019	0	0	0	0	0	0	0.0%
2020	1	0	0	*** 1	0	* 1	100.0%
2021	2	0	1	0	1	** 2	0.0%

- * Alleged Vehicle was shot at somewhere on State Highway 288. No evidence to substantiate the allegations.
- ** Victim in these incidents were the same. Both occurrences were targeted incidents towards the individual and his residence
- *** This Incident was a road rage incident that was Direct filed to the Grand Jury. No shots fired just a weapon display.

Unlawfully Carrying a Weapon

	Reported Cases	Cleared Cases	Open Cases	Unfounded	Inactive/ Suspended	Clearance Rate %
2019	12	12	0	0	0	100%
2020	7	7	0	0	0	100%
2021	5	5	0	0	0	100%

Robbery

	Reported Cases	Cleared Cases	Open Cases	Unfounded	Inactive/ Suspended	With Firearm	Clearance Rate %
2019	2	1	0	0	1		50%
2020	2	1	0	0	1	** 1	50%
2021	1	0	0	0	1	** 1	0%

** Victim alleged a firearm was used, no evidence to substantiate the allegation

Personnel and equipment Estimated Costs



Option 1

		Three Month Cost Estimate	Full Year Cost Estimate
Personnel	4 Patrol Officers	\$ 57,745.00	\$ 230,980.00
	Uniforms	\$ 8,500.00	\$ 8500.00
	Portable Radios	\$ 12,000.00	\$ 12,000.00
	One Records Clerk	\$ 9,360.00	\$ 37,440.00
	Sub- Total	\$ 87,605.00	\$ 288,920.00
New Equipment	2 Patrol Units	\$ 80,000.00	\$ 80,000.00
	Unit Emergency Equipment	\$ 48,000.00	\$ 48,000.00
Misc Equipment	2 DL Swipes	\$ 1,124.00	\$ 1,124.00
	Tasers, battery and holsters	\$ 8,000.00	\$ 8,000.00
	2 Body cameras /Trans Station	\$ \$5,500.00	\$ \$5,500.00
	2 fire extinguisher	\$ 60.00	\$ 60.00
	2 evidence kits, 2cone sets	\$ 200.00	\$ 200.00
	2 MDT's	\$ 5,000.00	\$ 5,000.00
	2 Docking Station and Mount	\$ 3,000.00	\$ 3,000.00
	2 Shotguns	\$ 900.00	\$ 900.00
	2 Long Riffles	\$ 2,000.00	\$ 2,000.00
	2 ticket printers	\$ 1,124.00	\$ 1,124.00
	2 Radar	\$ 5,000.00	\$ 5,000.00
	2 AED	\$ 4,000.00	\$ 4,000.00
	Mobile Video	\$ 11,000.00	\$ 11,000.00
	Radios	\$ 6,000.00	\$ 6,000.00
	Sub-Total	\$ 175,408.00	\$ 175,408.00
	Total	\$ 263,013.00	\$ 464,328.00

Option 2

		Three Month Cost Estimate	Full Year Cost Estimate
Personnel	8 Patrol Officers	\$ 115,489.92	\$ 461,959.68
	Uniforms	\$ 16,000.00	\$ 16,000.00
	Portable Radios	\$ 24,000.00	\$ 24,000.00
	2 Dispatchers	\$ 20,280.00	\$ 81,120.00
	One Records Clerk	\$ 9,360.00	\$ 37,440.00
	Sub-Total	\$ 164,849.92	\$ 620,519.68
Equipment	4 Patrol Units	\$ 160,000.00	\$ 160,000.00
	Unit Emergency Equipment	\$ 96,000.00	\$ 96,000.00
Misc Equipment	4 DL Swipes	\$ 2,248.00	\$ 2,248.00
	Tasers, battery and holsters	\$ 16,000.00	\$ 16,000.00
	8 Body cameras/transfer station	\$ 17,500.00	\$ 17,500.00
	4 fire extinguisher	\$ 120.00	\$ 120.00
	4 evidence kits, 4 cone sets	\$ 400.00	\$ 400.00
	4 MDT's	\$ 20,000.00	\$ 20,000.00
	Docking Station and Mount	\$ 6,000.00	\$ 6,000.00
	4 Shotguns	\$ 1,800.00	\$ 1,800.00
	4 Long Riffles	\$ 4,000.00	\$ 4,000.00
	4 ticket printers	\$ 3,200.00	\$ 3,200.00
	Video	\$ 22,000.00	\$ 22,000.00
	Radar	\$ 10,000.00	\$ 10,000.00
	AED	\$ 8,000.00	\$ 8,000.00
	Radio	\$ 12,000.00	\$ 12,000.00
	Sub-Total	\$ 361,768.00	\$ 361,768.00
	Total	\$ 526,617.92	\$ 982,287.68

Staff Projections

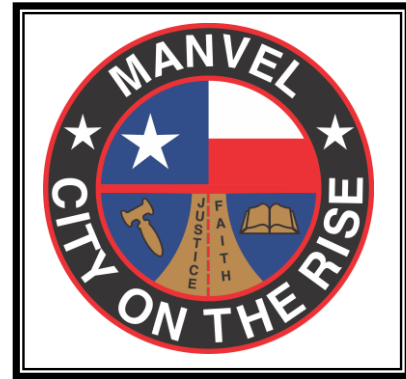
	2020	2025	2030
Estimated Population	16000	42000	55000
	22 sworn	85 sworn	116 sworn
Administration			
Police Chief	1	1	1
Assistant Police Chief	0	1	2
Police Captain	1	3	3
Administrative Assistant	1	1	2
Administrative Sergeant	1	1	0
Patrol Lieutenant	0	2	4
Professional Standards		1	2
Public Relation/PIO	0	1	1
Patrol			
Patrol Sergeants	4	8	8
Traffic Sergeant	0	0	0
Special Ops Sergeant	0	0	0
Patrol Corporal	0	4	8
Special Ops Officers	2	0	4
K-9	0	0	2
Patrol Officers	12	53	66
CID			
Detective Lieutenant	0	1	1
Detective Sergeant	1	2	2
Detective	2	5	7
Property and Evidence Technician	0	1	2
Victim Liaison	0	0	1
Internal Affairs	0	0	1
Dispatch			
Telecommunication Supervisor	1	1	1
Dispatch Center	5	7	12
IT			
IT Tech	0	1	2
Jail			
Jail Sergeant	0	0	2
Jailers	0	0	4
Records			
Records Manager	0	0	1
Records Clerk	0	3	3

Projected Cost Police Department Build

Estimated Square Feet	Estimated Cost
27,899 - 39,485	\$14,340,193.00 - \$23,779,342.00

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

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICCOLE TYSON, COUNCIL PLACE 3
DAN DAVIS, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



DEBRA DAVISON, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

**NOTICE OF A TELECONFERENCE CITY COUNCIL MEETING
OF THE CITY OF MANVEL**

MINUTES 6/21/2021

OPEN HOUSE - 6:30 P.M. - 7:00 P.M.

Regular Session

Call To Order

The meeting was called to order at 7:00 p.m.

Inspirational Reading - Mayor Davison

Pledge

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

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

James and Cynthia Cortinas - spoke about Carpenter Rd

Patton Ritter – candidate for Brazoria County Court at Law #2

Laurie Cimrhanzel – spoke about sidewalks on Large and the repaving of Wilson Rd.

Presentation

Proclamation

June 21, 2021 - Kyle Trask Day

City Manager Update

Update on current events and city issues.

- 1) Large Phase 3 project almost complete. Holly to be paved in near future, then Large will be striped
- 2) Pollard Blvd striping – done a week ago
- 3) Crews working on drainage on Mississippi
- 4) 6/1 Hurricane season

Regular Agenda

1. Consideration and possible action to approve a Preliminary Plat for Meridiana Detention Reserve Z Phase 1;
BEING A SUBDIVISION OF 11.89 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-8, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Failed by PD&Z with 0-7 Vote.

Council Member Jason Albert made the motion to approve. Council Member Dan Davis seconded the motion. The motion FAILED with a vote:

Vote: 0-6

Yes:None

No: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

Absent: Council Member Place 3 Niccole Tyson

Abstained: None

2. Consideration and possible action to approve the following:

30-day plat extension for a Final Plat for Meridiana Highway 6 Commercial Reserve No. 1;
BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE JIM O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Forwarded with favorable recommendation by PD&Z.

30- day plat extension for a Final Plat for Meridiana Highway 6 Commercial Reserve No. 2;
BEING A SUBDIVISION OF 4.304 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283 AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2, AND 3, BLOCK 1 OF SUNSET GARDENS AS RECORDED IN VOL. 13, PG. 47-48, BRAZORIA COUNTY PLAT RECORDS, ALSO BEING OUT OF LOT 88 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Forwarded with favorable recommendation by PD&Z.

30- day plat extension for a Final Plat for Meridiana Pursley Boulevard Phase 4;
BEING A SUBDIVISION OF 1.941 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY,
SECTION 55, A-286, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61 A-282, IN THE
CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS. Forwarded with favorable
recommendation by PD&Z.

30- day plat extension for a Final Plat for Meridiana Cumulus Drive Phase 3;
BEING A SUBDIVISION OF 3.021 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203;
BEING A PARTIAL REPLAT OF A PORTION OF LOT 6 OF LULLING STONE SECTION
THREE, A SUBDIVISION PER PLAT RECORDS IN VOLUME 22, PAGES 231- 234 OF THE
BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
Forwarded with favorable recommendation by PD&Z.

30- day plat extension for a Final Plat for Meridiana Section 28B;
BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6,
BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG.
231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA
COUNTY, TEXAS. Forwarded with favorable recommendation by PD&Z.

Council Member Dan Davis made the motion to approve. Council Member Jason Albert seconded the motion. The motion FAILED with a vote:

Vote: 0-6

Yes: None

No: Mayor Debra Davison, Council Member Larry Akery, Council Member Lorraine Hehn, City Council Member Place 4 DanDavis, City Council Member Place 5 Jason Albert, and City Council Member Place 6 Jerome Hudson

Absent: Council Member Place3 Niccole Tyson Abstained: None

3. Update by Waste Connections Inc., District Manager, Christopher Robert on the CPI-U (Consumer Price Index) adjustment.

No action taken.

CPI-U adjusted increase of 3%

Quarterly rate will go from \$60.45 to \$62.26

4. Update by Chief Traylor on gun crimes, violent crimes, open cases, closed cases, and plans to curtail violence and action by City Council to direct staff if needed. (Requested by Council Member Albert).

Council Member Albert made the motion to table. Council Member Davis seconded the motion. The motion carried with a vote:

Vote: 6-0

Yes: Mayor Debra Davison, Council Member Larry Akery, Council Member Lorraine Hehn, City Council Member Place 4 DanDavis, City Council Member Place 5 Jason Albert, and City Council Member Place 6 Jerome Hudson

No: None

Absent: Council Member Place 3 NiccoleTyson

Abstained: None

5. Consideration and possible action to direct staff on including the following items in the FY 2021-22 budget;

*Install Asphalt paving on Carpenter Road (Requested by Council Member Davis)

Council Member Davis - Is this a public road?

City Manager Kyle Jung - No, it would have to be dedicated as a 60 foot ROW. City Council would have to grant a variance to the city to build an asphalt road. City standards require cement curb and gutter.

Council Member Davis - Have we reached out to the County for assistance?

City Manager Kyle Jung - No. The county would just reclaim not reconstruct.

Council Member Davis - What other options are available in place of asphalt?

City Manager Kyle Jung - If we are going to construct a road, we should construct the correct way; not put \$50,000 in rock down to have to tear back up.

Council Member Davis - Could open up the budget by at least \$325,000 if dollars are moved around in the current budget. Tap into unused funds if able.

Mayor Davison - The city has a list of streets that has already been created that need attention. Not fair to move new streets to the head of the list. City has a process and just by adding new ones to the Agenda should not be reason to move these to the top of the list.

Council Member Hehn - The residents want to make this road a public road. When this first came to City Council the council was open to taking over the road.

Council Member Davis - Direction on this item is to push to make this a public road. Staff to move forward to what needs to be done to make this happen.

Council Member Albert - Wants to confirm everyone on this road wants this to be a public road. Direction to CM to make sure someone from staff has spoken to everyone on this street to confirm everyone wants this.

City Manager Kyle Jung - Staff will have to determine what was dedicated and how it was dedicated. Could be accepting a road to be a public road that does not meet the zoning ordinance or subdivision ordinance.

Mayor Davison - Direction to residents on this road to pick a representative to come discuss it with staff.

*Improvements to drainage on Old Chocolate Bayou Road (Requested by Council Member Davis)

Staff requested the estimate of construction cost from DD3. If the drainage district provided the labor, this would lower the construction cost.

Council Member Davis - Check with Commissioner Cade to see if they are interested in contributing?

City needs a drainage list to prioritize the drainage needs.

Council Member Hehn - How many people will this help - approximately 8

Council Member Davis - See what the county or drainage dist will contribute then bring back to the City Council for consideration.

Council Member Akery - Are any of these homes flooding?

City Manager - no water is in their yards.

*Install asphalt paving at the end of Del Bello Lane (Requested by Council Member Davis)

City Manager Kyle Jung - Appears this is a 40-foot ROW, city minimum is 60 foot. Would require a 10-foot easement on either side. The city should not be required to purchase additional ROW.

Council Member Hehn - Where is DelBello Lane on the road repair list?

Mayor Davison - If the list needs to be reviewed, then this needs to be in a workshop.

Council Member Davis - Is DelBello Lane on the internal list to work on? Does the city have an internal list?

City Manager Kyle Jung - No

City needs a list of roads that is data-driven. The road list needs to be workshopped. An asset maintenance and improvement plan needs to be included in the new budget.

Direction is to prioritize the internal road repair/construction list. Lorraine is in agreeance.

*Install sidewalks along Large Avenue from McCoy to Masters (Requested by Council Member Hehn)

City Manager Kyle Jung - To accomplish this the city would first need to install storm sewer then build the sidewalk over it. The estimated cost would be \$875,000.00

Council Member Albert - Feels like the city messed up by not thinking of sidewalks when Large was built.

Kyle suggested sidewalks not be built down Large but should be Lewis Lane.

Trails task force was put on hold due to not having an inhouse GIS system. With now having a full time GIS person this will be helpful in the task force starting back up.

*Construct a pavilion at Croix Park (Requested by Council Member Hehn)

Council Member Akery - In 2018/2019 when events were being held at Croix Park, the discussion came up about adding a pavilion. The money has been budgeted but no plans have moved forward with this. There is \$250,000 in the Parks Fund. This amount also included bathrooms.

Council Member Albert - With the cost of wood and steel this should not be included in the upcoming budget. This would be a waste of money if done now.

Council Member Hehn -Would like to continue to add dollars to this line item so when prices do level out the dollars will be available.

Council Member Davis - Is it time we re-engage the Parks Board? How can the city invest our money in something different. Does not want to duplicate what the subdivisions and or neighboring city's already have.

Mayor Davison - The current task force is working on the upgrades for the botanical gardens. The dollars for this is also coming from the parks fund.

Council Member Hehn - If we engage the Parks Board, we need to make sure we have funds to use for the improvements they come up with. The previous board was premature as the board came up with ideas but funds were not available to make the improvements.

Mayor Davison - We first need to find out how much the task force is going to need for their projects. Mayor will also get in touch with Commissioner Ryan Cade and Brian Fraizer to see what help is available.

6. Update on the following as requested by Council Member Davis;
 - A) Drainage District Projects
 - B) Streets in the Gated Section of Rodeo Palms

Council Member Davis requested this for an update as a body;
Drainage Districts - we have not been informed of any projects coming forward in the City of Manvel any time soon.

Mayor Davison - Suggested it is time to have another drainage forum.

Gated section in Rodeo Palms -

Chief Traylor reached out to April with the HOA to say he is interested in a meeting to discuss this. As of yet, April has not reached out to them.

Council Member Hehn will reach out to April to see where this stands. There are some individuals in that area that are not on board with this idea. Everybody would need to be in agreeance.

***Council Member Place 5 Jason Albert requested item # 6 be removed from the consent agenda.
Council Member Place 6 Jerome Hudson seconded the motion.

** Consent agenda item # 6;

Authorize the City Manager to execute the contract, as required by City of Manvel purchasing policy, Section B, Standard Purchasing Requirements/Procedures, subsection 6. Signature Authority of City Manager;

A) TML Health Benefits 2021-2022 Renewal for Staff Insurance Benefits.

Council Member Albert made the motion to approve item #6. Council Member Hudson seconded the motion. The motion carried with a vote:

Vote: 6-0

Yes: Mayor Debra Davison, Council Member Larry Akery, Council Member Lorraine Hehn, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, and City Council Member Place 6 Jerome Hudson

No: None

Absent: Council Member Place3 Niccole Tyson

Abstained: None

Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a City Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

2. Approve Final Plat for Meridiana Northeast Village Center;
BEING A SUBDIVISION OF 5.166 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Forwarded with favorable recommendation by PD&Z.
3. Approve Final Plat for Meridiana Section 39A;
BEING A SUBDIVISION OF 12.39 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Forwarded with favorable recommendation by PD&Z.

4. Approve Final Plat for Meridiana Section 31A;
BEING A SUBDIVISION OF 15.52 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Forwarded with favorable recommendation by PD&Z.
5. Approve Preliminary Plat for Meridiana Pursley Boulevard Phase 68;
BEING A SUBDIVISION OF 0.02 ACRES OUT OF THE H. & T. C. R.R. SURVEY, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Forwarded with favorable recommendation by PD&Z.
6. Approve the second and final reading of Ordinance 2021-O-17;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND 24.7282 ACRES LOCATED AT THE SOUTHWEST CORNER OF CROIX ROAD AND STATE HIGHWAY 288, SITUATED IN THE A.C.H. & B. CO. SURVEY, A-459 OF BRAZORIA COUNTY, TEXAS, AND BEING A PART OF SIXTY- FIVE (65) ACRE TRACT OF LAND AS RECORDED IN VOLUME 283, PAGE 617 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, FROM SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT; 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.
7. ** Item removed from the consent agenda.
Authorize the City Manager to execute the contract, as required by City of Manvel purchasing policy, Section B, Standard Purchasing Requirements/Procedures, subsection 6. Signature Authority of City Manager;
A) TML Health Benefits 2021-2022 Renewal for Staff Insurance Benefits.
8. Final acceptance of the infrastructure improvements for Pomona Section 16 and release of associated maintenance bonds.
9. Acceptance of the infrastructure improvements for The Colony Section 6 to begin the Two- Year Maintenance Period.
10. Approve Resolution 2021-R-12;
A RESOLUTION CONSENTING TO THE ADDITION OF LAND INTO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40.

Council Member Albert made the motion to approve the consent agenda. Council Member Davis seconded the motion.

The motion carried with a vote:

Vote: 6-0

Yes: Mayor Debra Davison, Council Member Larry Akery, Council Member Lorraine Hehn, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, and City Council Member Place 6 Jerome Hudson

No: None

Absent: Council Member Place 3 Niccole Tyson

Abstained: None

Mayor Davison recessed the meeting at 10:00 p.m. for executive session;

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney and Section 551.072 "Deliberation Regarding Real Property" to discuss the following:

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:
Potential Real Estate Acquisitions Opportunities

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.089. "Deliberation Regarding Security Devices or Security Audits". Network Security.

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with attorney, and Texas Government Code, Section 551.087: "Deliberation Regarding Economic Development Negotiations" to discuss the following:

Discuss economic development incentives on the Sowell Property

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

Mayor Davison reconvened the City Council meeting at 11:01 p.m.

There was no action taken in executive session..

Mayor and Council Comments

Council Member Albert thanked Lori Cimerhanzel for her comments on the paving of Large.

Adjourn

Council Member Hehn made the motion to adjourn the meeting at 11:03 p.m. Council Member Albert seconded the motion.

The motion carried with a vote:

Vote: 6-0

Yes: Mayor Debra Davison, Council Member Larry Akery, Council Member Lorraine Hehn, , City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, and City Council Member Place 6 Jerome Hudson

No: None

Absent: Council Member Place 3 NiccoleTyson

Abstained: None

CERTIFICATION

DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS