

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
September 7, 2021**

**NOTICE IS HEREBY GIVEN
6:00 P.M. WORKSHOP
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 X6 for further information.

Workshop Session

Discussion on the Fiscal Year 2021-2022 Proposed Budget

Discussion on any subject addressed on the Agenda for September 7, 2021

Regular Session

Call To Order

Inspirational Reading - Council Member Lorraine Hehn

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 tbelf@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING THE PROPOSED ANNUAL BUDGET FOR THE FISCAL YEAR OF OCTOBER 1, 2021 TO SEPTEMBER 30, 2022.

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$225,879 OR 3.94% AND OF THAT AMOUNT, \$602,414.70 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 531130 "LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS"; 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.

City Manager Update

Update on current events and city issues.

Regular Agenda

1. Consideration and possible action to schedule the adoption date for the Fiscal Year 2022 Budget for September 20, 2021.
2. Consideration and possible action to approve Final Plat for Meridiana Detention Reserve T Phase 1;
BEING A SUBDIVISION OF 14.11 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with favorable recommendation 7-0 vote)
3. Consideration and possible action to approve 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, HE 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. (Vote FAILED PD&Z 0-7)

4. Consideration and possible action to approve Resolution 2021-R-21;
A RESOLUTION APPROVING A REVIEW OF THE INVESTMENT POLICY OF THE CITY OF MANVEL AND ALLOWING FOR CITY COUNCIL TO AMEND THE POLICY AND ESTABLISH RULES, POLICIES AND CODE OF ETHICS FOR THE INVESTMENT OF CITY FUNDS.
5. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-27;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (IC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 531130 "LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS"; providing FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. (Forwarded with favorable recommendation by PD&Z 7-0 Vote)
6. Consideration and possible action to approve a Subdivision variance request for property located between Cemetery Road and Mississippi Road approximately 400 feet north of SH 6 for relief from Chapter 62, Section 62-111 (a) and (c), *Additional Street Requirements* and authorize the Mayor to execute the Development Agreement.
7. Consideration and possible action to approve a Subdivision Variance to Chapter 62, Section 62-111, *Additional Street Requirements* for 3.000 acres of property located on Markham Road, generally bounded by Belcher Road (north), Mustang Bayou Road (south), Ridge Road (east), and Quail Ridge Drive (west) and authorize the Mayor to execute a Development Agreement. (Tabled on 8/16/2021)
8. Consideration and possible action on the 2021 TML Health Benefits Pool Board of Trustees Region 14 Ballot.
9. Consideration and possible action to direct staff regarding the need for city staff positions and open staff positions. (Requested by Council Member Davis).

10. Consideration and possible action to direct staff on the following as requested by Council Member Davis;
 - A) Creation of a pay scale for each city department to be adopted into FY 21-22 budget
 - B) Creation of an emergency fund spending policy
 - C) Live Streaming of city meetings
 - D) Adopt the prepared grant writing policy created by City Staff
 - E) Direct staff to NOT pursue any additional funding related to the Coronavirus Pandemic, including funding from the American Rescue Plan

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 Minutes to date.
2. Approve 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 on 8/23/2021).
3. Approve Final Plat for Meridian Pursley Boulevard Phase 5, being a subdivision of 0.5360 acres out of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, in the City of Manvel, in Brazoria County, Texas. (Forwarded with favorable recommendation by PD&Z on 8/23/2021).
4. Approve a 30-day plat extension to City Council, Final Plat for Meridian Section 50, being a subdivision of 22.47 acres out of the H.T. & B.R.R. Co. Survey, Section 55, A-286, City of Manvel, Brazoria County, Texas. (Forwarded with favorable recommendation by PD&Z on 8/23/2021).
5. Approve Final Plat for Meridiana Detention Reserve V, being a subdivision of 3.922 acres out of the H.T. & B.R.R. Company Survey, Section 61, A-282, and the Oliver Hall Survey, A-203; City of Manvel, Brazoria County, Texas. (Forwarded with favorable recommendation by PD&Z on 8/23/2021).
6. Acceptance of infrastructure improvements for the Large Avenue Phase 3 Project 2020 to begin the Two-Year Maintenance Period. (Contingent on staff receiving the two-year maintenance bond).
7. Acceptance of the infrastructure improvements for the following projects to begin the Two-Year Maintenance Period;
 - Del Bello Lakes Section 5
 - Del Bello Lakes Section 7
 - Del Bello Lakes Phase 2 Detention
 - Del Bello Boulevard Phase 2
 - Cedar Creek Lane

8. Acceptance of infrastructure improvements for the Dollar General at 20814 Hwy 6 to begin the Two-Year Maintenance Period.
9. Acceptance of the quarterly Investment Report 2021-Q2
10. Acceptance of the quarterly Investment Report 2021-Q3

Mayor and Council Comments

Update on current events and city issues.

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

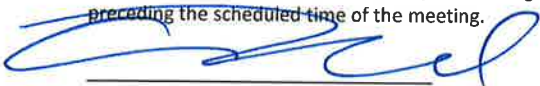
Items of community interest include:

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

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the 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 September 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

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel Planning Development and Zoning Committee, Manvel Parks and Recreation Board, Manvel Events Task Force, Manvel Branding Task Force, and Manvel Economic Development Corporation may be in attendance at the September 7, 2021 meeting of the Manvel City Council. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.

City of Manvel, Texas

Section 1 - City Manager Message

To: Honorable Mayor Debra Davison and City Council

From: Kyle Jung, City Manager

Date: July 30, 2021

Subject: Proposed Fiscal Year 2021-22 Budget

In accordance with City Charter provisions, it is my pleasure to present the City of Manvel's proposed Fiscal Year 2021-22 Operating Budget. This document is scheduled to be adopted by the City Council at its regular meeting on September 20, 2021. The following City Manager message is a brief synopsis of what can be found with added detail while using this budget guide.

The end of FY 2019-20 and the current fiscal year have been challenging to say the very least. Global pandemic effects, state laws and Executive Orders, and national issues have impacted our community, but development and growth have not slowed down. The City has issued 748 new home permits in the first nine months and we estimate 250 more through September for close to 1,000 new home permits this fiscal year. The City employees have performed their duties during this trying time as true professionals while dealing with such disruptive forces. The federal government has provided cities with an initial round of disbursements related to pandemic costs, which the City received during FY 2020-21. Another allocation of funds is anticipated in the FY 2021-22 budget time frame. Fortunately, the City maintained a healthy revenue stream and managed expenses well during this fiscal year which allowed for the reimbursement money to be used for projects and upgrades to facilities, equipment and infrastructure as approved by the Council.

While the final property tax calculations have not been provided to the City, the Brazoria County Appraisal District has sent the certified property values totaling \$1,058,650,136 for the City of Manvel. This represents an almost \$200 million increase in property value from the last year's certified amount of \$885,427,912. Because state laws are set up to keep a level property tax total value collected by the City each year, this will most likely mean a significant drop in the City's overall tax rate of between 10 and 12 cents (from \$0.61/\$100 to somewhere between \$0.49/\$100 and \$0.51/\$100 City tax rate). The final tax rate options are dependent upon final numbers from the Brazoria County Appraisal District and the Brazoria County Tax Assessor-Collector. The increase in property value combined with the drop in the actual tax rate will likely once again mean a modest increase in ad valorem revenue collected by the City. The proposed budget is balanced and has general fund revenues of \$13,167,042 which is a 23% increase from the previous year. This proposed budget has been compiled and balanced without taking into consideration the possible revenue stream of a second round of aid from the federal government.

Other forms of revenue related to the growth happening in and around the City will most likely be the cause for the increased budgetary numbers. Sales tax from local businesses, as well as online purchases, has remained strong in the area. The projected sales tax revenue for FY 2021-22 will likely rise 33% and possibly more as the commercial construction is beginning to expand in the City and the ETJ. The other

City of Manvel, Texas

large source of revenues will continue to be the licenses and permits revenues associated with new development. The estimated revenues for licenses and permits is over \$5 million dollars and we believe this upward trend will continue. The one area of revenue sources that is not on the rise is the interest revenue that the City receives for funds held in the banks and pooled accounts. As interest rates have fallen, so has the amount of revenue generated for the various funds. Fortunately, the decrease in the interest revenue is more than made up for in other revenue areas.

In a growing city with a balanced budget, expenditures increase to meet the demands and expectations of the community and the new development. This is definitely the case for the proposed budget, and most of the expenditure increase revolves around adding staff. Discussion by the City Council regarding adding staff to the Police Department has been at the forefront of recent meetings. However, other departments submitted budget requests that show that personnel are needed in almost every area of the City. The following is a list of proposed employees and their financial impact on the budget:

Police Department

- Four (4) Police Officers for full year (\$301,425)
- Four (4) Police Officers for half year (\$150,713)
- Two (2) Dispatchers (\$111,683)
- Records Clerk (\$54,517)

Development Services

- Assistant City Engineer (\$104,589)
- Associate Planner (\$81,013)
- Permit Specialist (\$55,645)
- Administrative Assistant (\$54,493)

Community Services (Public Works)

- Two (2) Maintenance Workers (\$114,313)
- Administrative Assistant (\$54,493)

Community Services (Utilities)

- Plant Operator (\$72,459)
- Inspector (\$60,148)
- Heavy Equipment Operator (\$60,148)
- Utility Technician (\$57,655)

Administration

- Public Information Officer (PIO)/Corporate Communications Manager (\$98,701)

Fire Safety and Code Enforcement

- Director of Fire Safety and Code Enforcement (\$128,383)

Information Technology

- Systems Administrator/Cyber Security Technician (\$75,119)

City of Manvel, Texas

Municipal Court

Two (2) Part-time Deputy Court Clerks (\$42,059)

Other expenditure increases are found throughout the departments as each of these new hires will require equipment, vehicles, and/or offices. Any significant additions to a department's expenditure line item from the previous year will be noted with the financials for that department.

An overview of the smaller funds is needed as well. Revenues in the Impact Fee Fund have continued to rise which help to pay for the capital projects in those areas. The Parks Fund will receive another transfer to pay for the construction plans at Croix Park or other park-related projects. Two new Municipal Court related funds were added to separate revenue and expenses for jury costs and truancy prevention. The TIRZ value will probably begin to increase substantially as the developers continue to place houses on the property tax roll. This will mean larger transfers to the SMDA Fund in order to reimburse the developers. The MEDC Fund will also continue to grow as sales taxes look to increase this year and probably future years as well.

In the Capital Improvement Plan (CIP) and Capital Projects Fund, many of the capital projects listed in the proposed budget have already been initiated in some way, whether construction or engineering. New projects, that will be included in the Impact Fee CIP, will be brought to the Council for consideration and many of the larger projects will require additional City debt to pay for them. Included in the capital projects section is a listing of current projects along with future projects that may be initiated with the next installment of impact fees for newer developments.

Overall, the proposed budget presented addresses many needs and concerns of both staff members and City Council. Over the next few weeks during workshops and meetings, this budget will make the transition from proposed to approved. The staff is ready to answer any Council questions about the proposed budget and we look forward to the budget workshop in August and September to discuss these items with the Council.

I want to thank the staff for all their hard work on the development of this proposed budget. Without their dedication to the City and our citizens, none of the plans, visions, or positive results would be possible.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Kyle J. Jung". The signature is written in a cursive, flowing style.

Kyle Jung
City Manager

City of Manvel, Texas

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City of Manvel, Texas

Section 2 - Introduction

READER'S GUIDE

In order to present the City Council and public with a clear picture of services and their costs, this year's budget includes actual revenues and expenditures from the 2017-18 fiscal year, the 2018-19 fiscal year, and the 2019-20 fiscal year. Additionally, the FY 2020-21 original budget projections, the FY 2020-21 revised budget projections, the FY 2020-21 year-end estimates, and the FY 2021-22 proposed budget projections are included.

BUDGET FORMAT

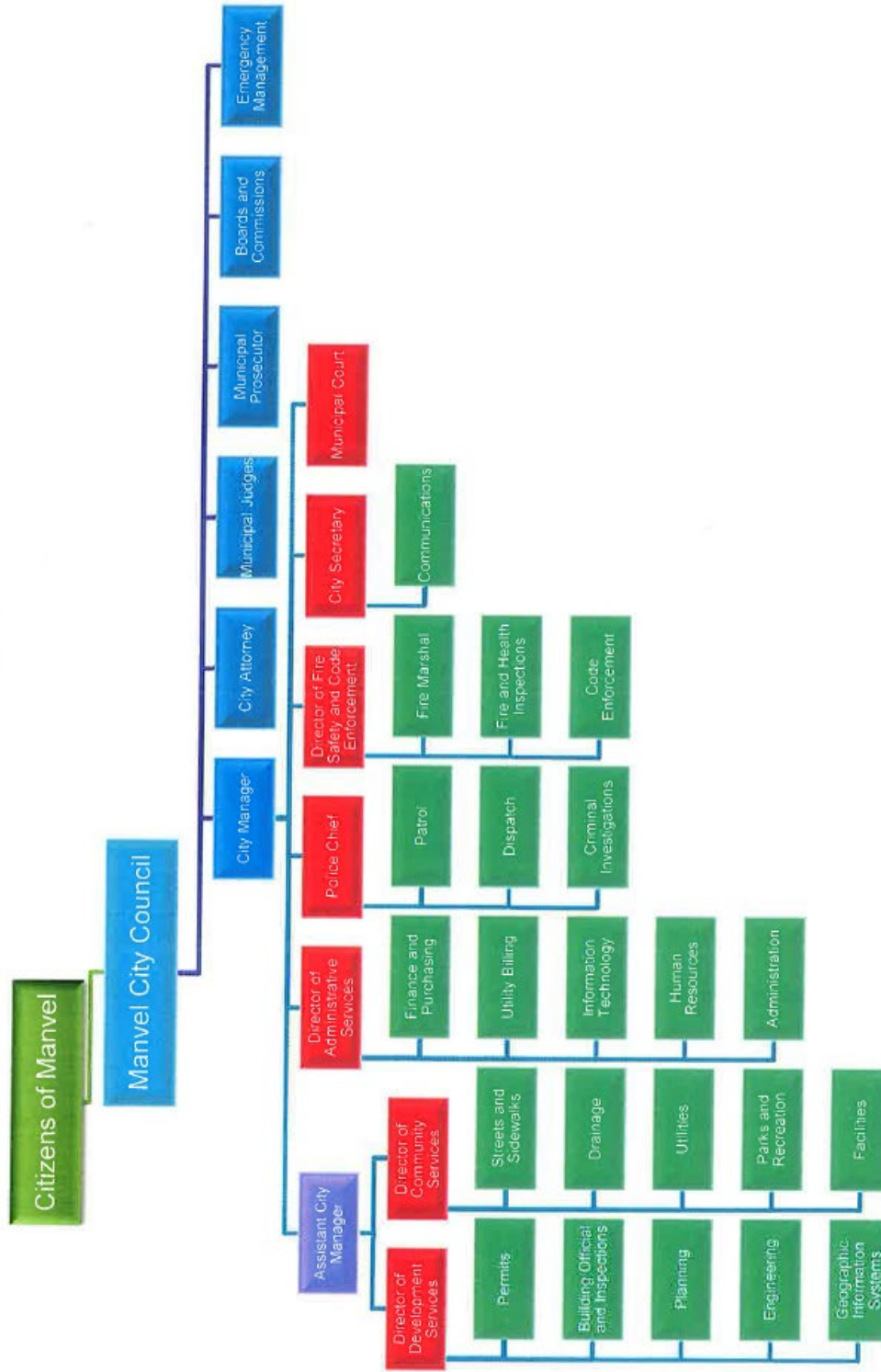
This document is divided into four major sections: the introduction, financial information, operational information, and supplement information. The introductory section contains the City Manager's letter addressed to the Mayor and City Council which explains major policies and issues that affected the development of the fiscal year budget. This section also includes the City's organizational and staffing charts as well as a summary of all financial statements.

The Financial and Operational sections describe various aspects of the City's organization. This information is grouped by fund and then by department. Like many local governments, the City of Manvel uses the fund method of accounting. Simply stated, a fund is a unit of the City which tracks the application of various public resources. For example, the Utility Fund is established to account for the revenues and expenditures of the City's water and wastewater operations. Most people are particularly interested in the General Fund that encompasses most of the City's operations including Police, Municipal Court and Public Works. Financial information, including the proposed FY 2021-22 budget is presented for every fund. The financial condition of each fund is presented over five years. Similar to a checking account statement you receive from your bank, each fund shows beginning balances, revenues, expenditures, and ending balances for each year. Each fund shows the actual audited amount from the previous three fiscal years, which is fiscal year 2017-18 through fiscal year 2019-20 in this document. The ending balance of the actual audited amount for fiscal year 2019-20 then becomes the beginning balance of the projected current fiscal year, FY 2020-21. The Estimated FY 2020-21 column illustrates projected amounts that can be compared to the amounts included in the original and revised budget columns for the current year. The ending balance of the estimated current fiscal year totals then becomes the beginning balance for the FY 2021-22 budget year. Included with the financials for each fund are narratives and tables that describe the major features of the particular fund. Each department's budget presentation includes a mission statement, accomplishments from the previous fiscal year, and operational goals for the upcoming year. Staffing levels for each department are included and summarized over a number of years, similar to the funding information.

The Capital Improvement Program (CIP) Summary is the bridge from Financial/Operational to Supplemental as it provides a more detailed narrative to some of the City's long-range projects. Some may classify these project details as Other Supplemental Information, so it provides a nice segue into the final section of the budget. The adopted budget ordinance and a glossary of terms that may be used within this document are also included in the Supplemental Information section.

City of Manvel, Texas

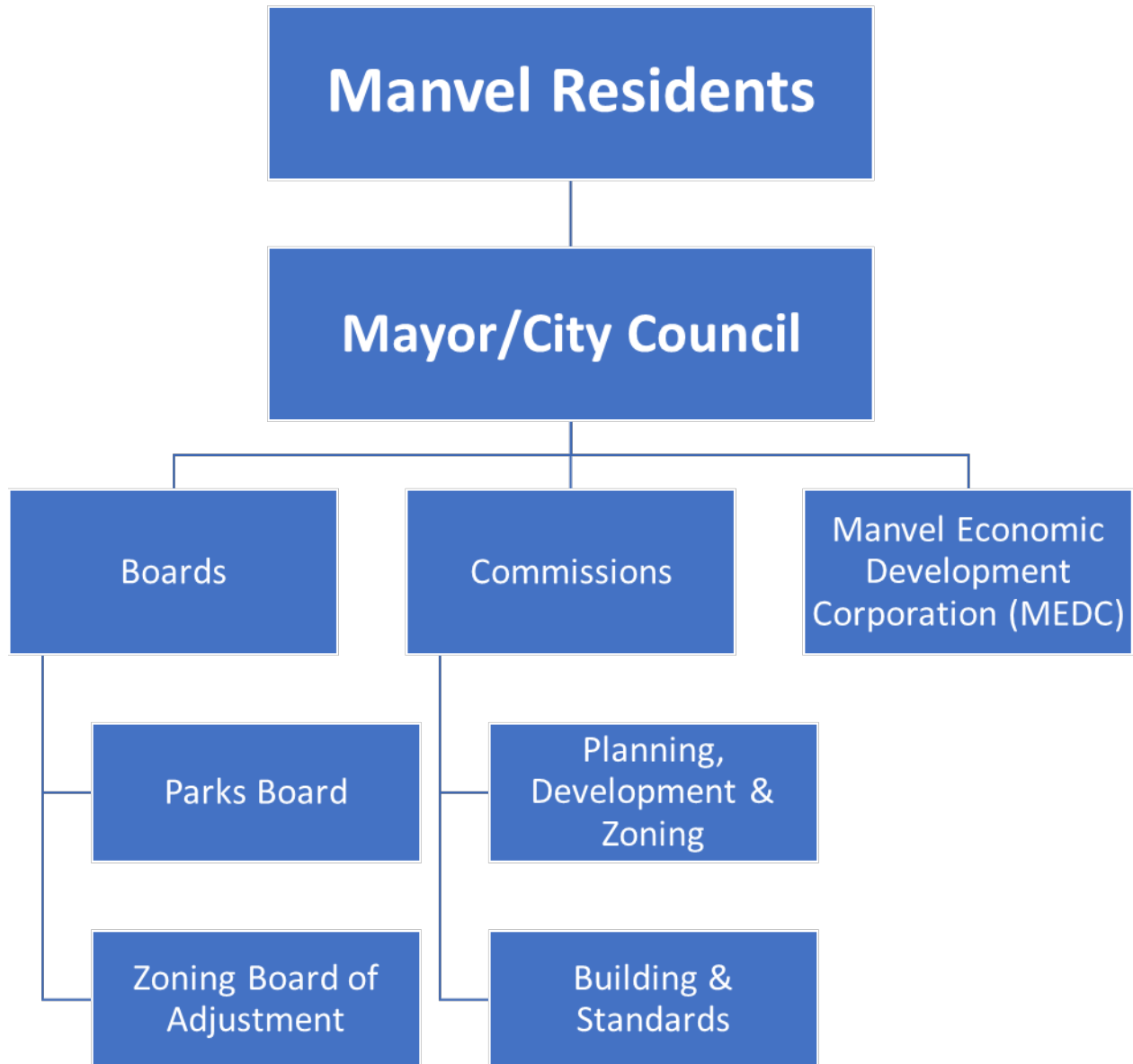
City of Manvel Organizational Chart 4/19/2021



Legend
 Council appointments/State Law appointments
 Departments
 Divisions

City of Manvel, Texas

Boards and Commissions Chart



City of Manvel, Texas

Location and City Profile

The City of Manvel was originally called Pomona in the early 1800's. When it was discovered that a city in West Texas was also named Pomona, the name was changed to Manvel. The town was named for Allen Manvel (1837-1893) who was the 11th president of the Atchison, Topeka and Santa Fe Railway. Original settlers made Chocolate Bayou their home, and the original town site itself in 1890 was at the railroad crossing of the Gulf, Colorado and Santa Fe Railways. Just after the Civil War and the War of 1860, a few families began to settle in the area. In 1931, the Texas Oil Company struck oil on property in Manvel and it became a rich oil-producing community. In 1936, local rice production began which is continued today as the City maintains its still-mostly rural roots.

The City of Manvel was incorporated March 12, 1956, and adopted the "Home Rule Charter" on November 23, 1974, pursuant to the laws of the State of Texas. The City operates under a Council-Manager form of government and provides services authorized by its charter. Presently these services include: police and fire protection, drainage, building/code inspection, planning, zoning, engineering, street repair and maintenance, park maintenance, recreational activities for citizens, and general administrative services. The City is an independent political subdivision of the State of Texas, governed by an elected seven-member council, and it is considered a primary government. As the City is considered a primary government for financial reporting purposes, its activities are not considered part of any other government or other type of reporting entity.

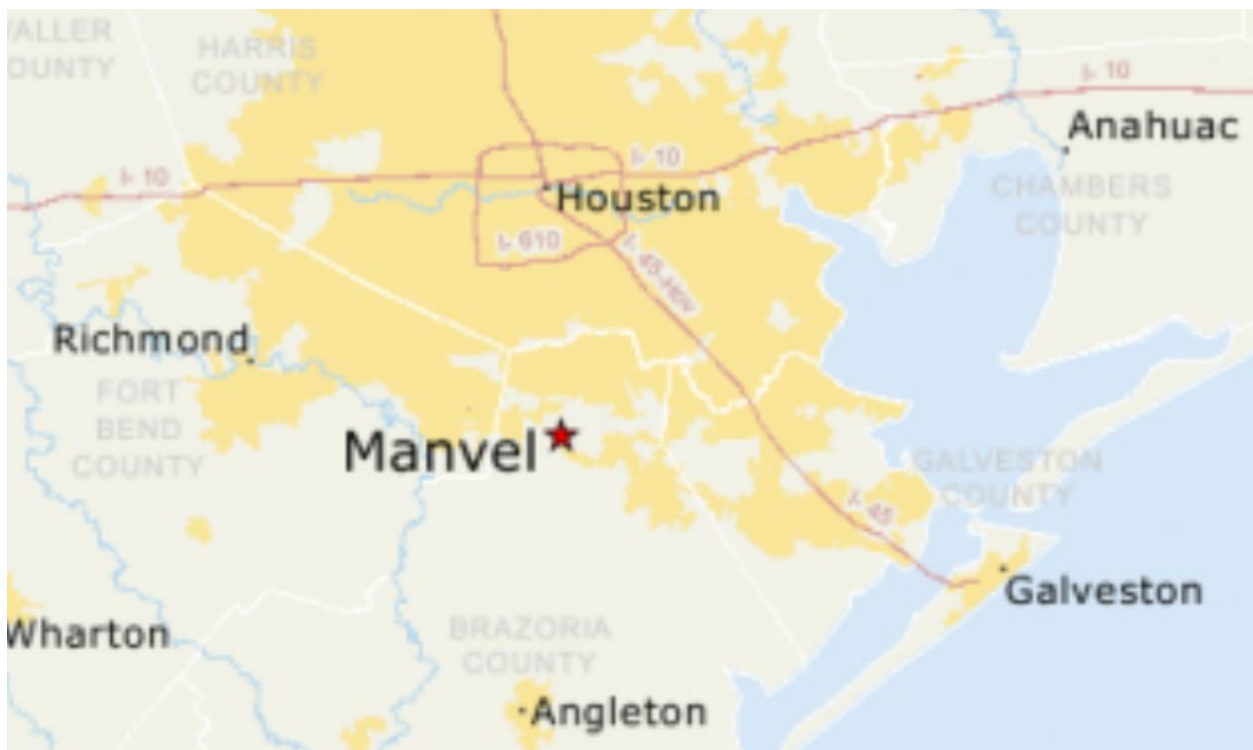
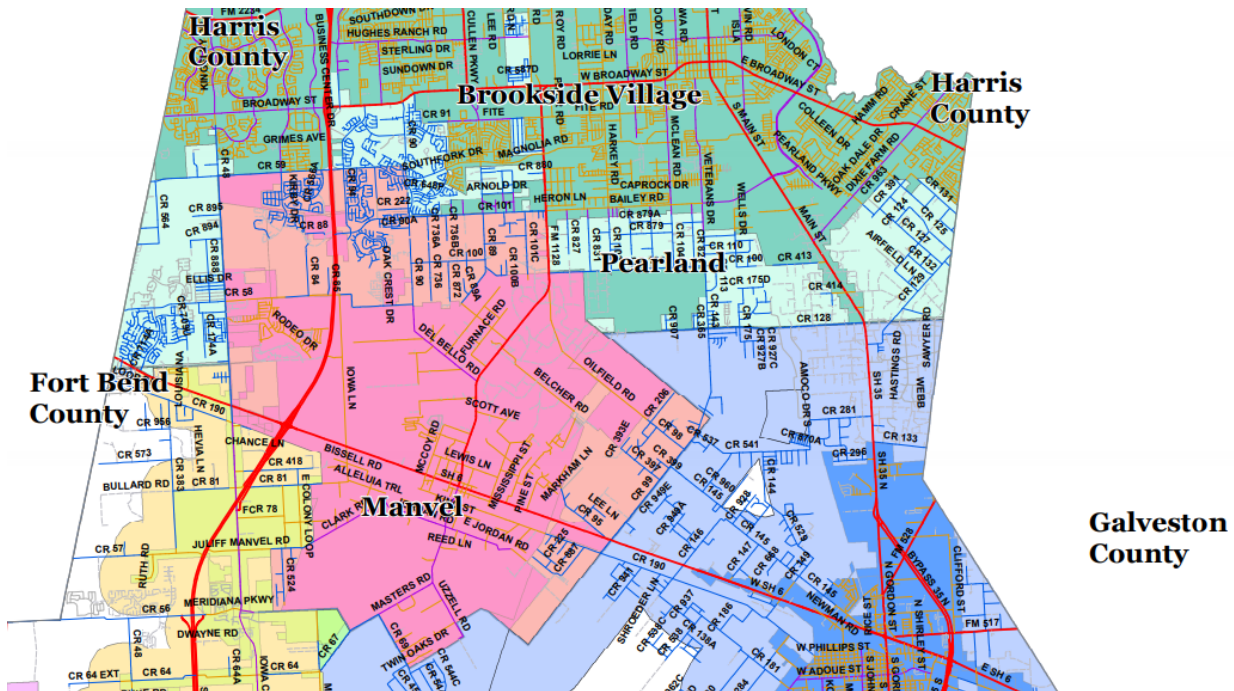
The City of Manvel is located approximately 20 miles south of downtown Houston, and 30 miles northwest of Galveston and the Gulf of Mexico. The City has a variety of transportation corridors as it is located in northern Brazoria County at the intersections of State Highway 288 (South Freeway) and State Highway 6. Highway 6 also serves as an "outer loop" partially encircling the City of Houston. Beltway 8, an 83-mile freeway providing a second freeway loop around Houston, is within minutes of the City of Manvel and connects with U.S. Highway 90A, U.S. Highway 59, and Interstate 10.

Without careful thought given to how growth will occur, the City could shift from a rural community to a stereotypical suburban area. It is one of the largest cities in land size in the Houston area with more than 40 square miles of available land inside the city limits and extraterritorial jurisdiction (ETJ). As some family lands are sold due to less involvement in agricultural uses, subdivisions are being planned among the horse and cattle ranches of the City. The desire of the citizens is to maintain a semi-rural appeal, combining the location's access to the amenities of a major metropolitan area with still being far enough away to offer a relaxed, family and community-oriented lifestyle.

Houston's population growth is currently top-20 in the country based on percentage, and much higher based on sheer volume. It is anticipated that much of Houston's growth will spill over into the neighboring cities and counties; Brazoria County can expect a population growth of 21% over the next ten years (2025), and 78% by 2035. Manvel is experiencing unprecedented residential development rates that puts the City's actual growth rate above those previously projected. With the rapid pace of growth occurring in the Houston area, Manvel is becoming a desirable location to consider given its convenient access to the Medical Center, Hobby Airport, and downtown Houston. Like many of the other municipalities in Brazoria County, much of the City's development is linked to that of the entire region.

City of Manvel, Texas

Map of the City



City of Manvel, Texas

FY 2021-22 Budget Calendar

Date	Description
Feb-Mar 2021	Council Workshop – Goals, direction, general planning
April 29, 2021	2021 estimated values sent from Appraisal District
May 24, 2021	Finance department completes preliminary revenue estimates
May 24, 2021	Budget worksheets distributed to department heads
June 11, 2021	Budget requests due to finance department
June 11, 2021	Finance department begins compiling departmental requests and narratives
June 21-25, 2021	City Manager holds meetings with department heads to discuss requests
July 12, 2021	Finance department submits draft of FY 2021-22 budget
July 21, 2021	2021 certified values sent from Appraisal District
July 27, 2021	City Manager completes review of proposed FY 2021-22 budget
July 30, 2021	City Manager delivers proposed FY 2021-22 budget to City Secretary to file and distribute to City Council per City Charter
August 2, 2021	Regular City Council Meeting – Presentation of FY 2021-22 proposed budget
August 9, 2021	No-new-revenue and voter-approval rates submitted to City
August 16, 2021	Regular City Council meeting – Proposed tax rate set by record vote and public hearing date for proposed tax rate is scheduled
August 20, 2021	Last day per State ordinance for proposed budget to be filed
August 22, 2021	Publish notice of public hearing on 2021-22 budget (9/7)
September 7, 2021	Regular City Council meeting – Public hearing on 2021-22 budget
September 13, 2021	Continuous internet and TV notice of tax rate public hearing begins (9/20)
September 14, 2021	Last day to publish notice of tax rate hearing or meeting to adopt tax rate (9/20)
September 20, 2021	Regular City Council meeting – Adoption of FY 2021-22 budget
September 20, 2021	Regular City Council meeting – Hold tax rate hearing and adopt tax rate
September 27, 2021	Contingency date for City Council meeting to adopt budget/tax rate

City of Manvel, Texas

Section 3 - Executive Summary

This document has been prepared to help you, the reader, learn of the issues affecting the Manvel community. Many people believe a city budget is only a financial plan. Although you can learn a great deal about the City's finances from these pages, the FY 2021-22 budget document has been designed to serve other functions as well. For example, it is a policy document that presents the major policies which guide how the City is managed. It is an operations guide which gives the public, elected officials, and staff information pertaining to the production and performance of individual City operations. The document is also designed as a communications device in which information is conveyed verbally and graphically.

Budget Format

The document is divided into four major sections: the introduction, financial information, operational information, and supplemental information. The introductory section contains the City Manager's letter which is addressed to the City Council and explains major policies and issues which affected the development of the fiscal year budget. This section also includes the City's organization, staffing charts and the summary of all financial statements.

The financial and operational sections describe various aspects of the City's organization. This information is grouped first by fund and then by department. Like many local governments, the City uses the fund method of accounting. In other words, a fund is a unit of the City which tracks the application of various public resources. For example, the Utilities Fund is established to account for the revenues and expenses of the City's water and wastewater operations. Most people are particularly interested in the General Fund which includes most of the City's operations such as Police, Municipal Court, and Public Works. Financial statements, including the proposed FY 2021-22 budget, are presented for every fund. The statements show the fund's financial condition over several years. Similar to the checking account statement you receive from your bank, the financial statements show beginning balances, revenues, expenditures, and ending balances for each year. Each fund statement shows the actual audited amount from the previous three fiscal years, or for this document, the fiscal years 2017-18, 2018-19, and 2019-20. The actual values of the year become the beginning balances of the projected current fiscal year, FY 2019-20. The projected column reflects estimated amounts compared to the amounts included in the adopted budget for the current year. The projected ending balance of the current fiscal year then becomes the beginning balance for the proposed FY 2021-22 budget year. Accompanying the statements are narratives and graphs which describe the major features of the associated fund. Within each fund, departments have included their accomplishments for the previous year, a description of the department and its activities, and operational goals for the upcoming year. The funding for each department, as well as the unit's staffing are also summarized over several years.

Funds

The **General Fund** provides detailed analysis of the City's general operating activities, revenues, expenditures, and fund balances.

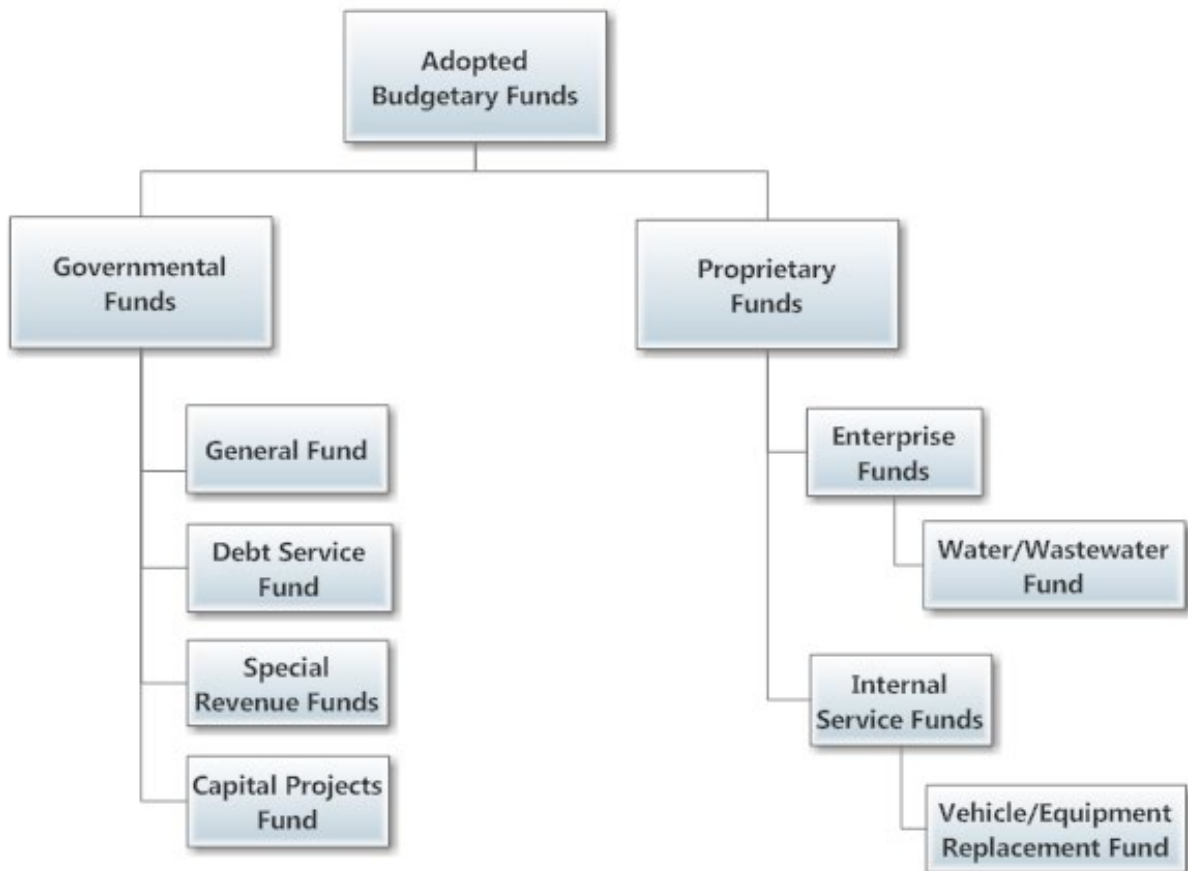
Special Revenue Funds provide separate accounting for the various Special Revenue Funds that include: Community Impact Fee Fund, Hotel Occupancy Tax Fund, Court Security Fund, Court Technology Fund,

City of Manvel, Texas

Law Enforcement Fund, South Manvel Development Authority (SMDA) and the Manvel Economic Development Corporation (MEDC).

Capital Projects Fund provides a separate accounting for the Capital Improvement Program projects that are detailed in the program and funded either by the issuing of debt or annual budget allocations.

Enterprise Fund (Utility Fund) provides accounting for the City's water and wastewater operations which are financed and operated like a private business enterprise. Also included are Internal Service Funds which provide separate accounting for the Vehicle & Equipment Replacement Program.



City of Manvel, Texas

Basis of Accounting and Budgeting

The City's finances are accounted for in accordance with generally accepted accounting principles (GAAP) established by the Government Accounting Standards Board (GASB). Both financial statements and budgeting documents are prepared on this basis, and all funds are included in both.

The accounts of the City are organized and operated on the basis of funds and account groups. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance related legal and contractual provisions. The minimum number of funds are maintained consistent with legal and managerial requirements. Account groups are a reporting device to account for certain assets and liabilities of the governmental funds not recorded in those funds. Governmental funds are used to account for the government's general government activities and include the General, Special Revenue, Debt Service and Capital Project Funds.

Governmental fund types use the flow of current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (when they are measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. Substantially, all revenues are considered to be susceptible to accrual. Ad valorem, sales, hotel, and franchise tax revenues recorded in the General Fund and ad valorem revenues recorded in the Debt Service Fund are recognized under the susceptible to accrual concept. Licenses and permits, charges for services, fines and forfeitures, and miscellaneous revenues (except earnings on investments) are recorded as revenues when they are received in cash because they are generally not measurable until they are actually received. Investment earnings are recorded as earned since they are measurable and available. Expenditures are recognized when the related fund liability is incurred, if measurable, except for principal and interest on long-term debt (which are all recorded when due) and compensated absences (which are recorded when payable) from currently available financial resources.

The City utilizes encumbrance accounting for its Governmental fund types, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation.

The City's proprietary fund types are accounted for on a flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

The City's annual budgets are prepared and adopted on a basis consistent with generally accepted accounting principles (GAAP) for all governmental and proprietary funds except the capital projects funds, which adopt project-length budgets. Budgets can be amended at the department level of control by the City Council.

The issuance of Statement 34 by the Governmental Accounting Standards Board has influenced the creation and reporting of individual funds. GASB 34 essentially mandates dual accounting systems; one for government-wide (i.e., the government as a single entity) reporting and another for individual fund reporting. Under GASB 34 for individual funds, the City will continue utilizing the accounting and budgeting process as described above. However, because GASB 34 mandates the flow of economic

City of Manvel, Texas

resources measurement focus and accrual basis of accounting for government-wide reporting, extensive reconciliation must be performed to present aggregated fund information in the government-wide reporting model. Therefore, individual operating funds will be created with the objective of reducing funds of government-wide reconciliation as much as possible. When appropriate, individual funds will be examined as to whether it will be appropriate to account for them as proprietary fund types. Also, the City will limit the use of internal service funds and incorporate the financial transactions of those funds into other governmental funds.

City of Manvel, Texas

Section 4 - Financial Management Policies

Introduction

The City of Manvel has an important responsibility to its citizens to carefully account for public funds, to manage municipal finances wisely, and to plan for adequate funding of services desired by the public. The main objective of the Financial Management Policy is to enable the City to achieve a long-term stable and positive financial condition. The key words of the City's financial management policy include integrity, prudent stewardship, planning, accountability, and full disclosure.

The purpose of the Financial Management Policy is to provide guidelines for planning and directing the City's day-to-day financial affairs and to assist staff in developing recommendations to the City Council. Specifically, this policy framework mandates the pursuit of the following fiscal objectives:

Revenues: Design, maintain, and administer a revenue system that will assure a reliable, equitable, diversified, and sufficient revenue stream to support desired City services.

Expenditures: Identify priority services, establish and define appropriate service levels and administer the expenditure of available resources to assure fiscal stability and the effective and efficient delivery of services.

Capital Expenditures and Improvements: Annually review and monitor the condition of the City's capital equipment and infrastructure, setting priorities for its replacement and renovation based on needs, funding alternatives, and availability of resources.

Staffing and Training: Staffing levels shall be adequate for the fiscal departments of the City to function effectively. Overtime shall be used only to address temporary or seasonal demands that require excessive hours. Possible ways to increase efficiency shall be explored before adding staff. However, the staffing levels shall not be inadequate or marginal such that the internal controls are jeopardized or personnel turnover rates are unacceptable.

The City shall support the continuing education efforts of all staff, including the investment in time and materials for maintaining a current perspective concerning financial issues. Staff shall be held accountable for communicating, teaching, and sharing with other staff members all information and training materials acquired from seminars, conferences, and related education efforts.

Fund Balance/Working Capital/Retained Earnings: Maintain the fund balance, working capital and retained earnings of the various operating funds at levels sufficient to protect the City's credit-worthiness as well as its financial position from emergencies.

Debt Management: Establish guidelines for debt financing that will provide needed capital equipment and infrastructure improvements while minimizing the impact of the debt payments on current and future revenues.

Investments: Invest the City's operating cash to ensure its safety, provide necessary liquidity and optimize yield.

City of Manvel, Texas

Intergovernmental Relations: Coordinate efforts with other governmental agencies to achieve common policy objectives, share the cost of providing governmental services on an equitable basis and support appropriate favorable legislation at the state and federal level.

Grants: Investigate, pursue and effectively administer federal, state and foundation grants-in-aid, which address the City's current priorities and policy objectives.

Allowance Write-Off Policy: Annually review accounts receivable to determine if collection efforts need adjustment or if accounts meet write-off qualifications.

Delinquency Policy (Utility Billing): Enforce penalties and turn-off procedures for delinquent water accounts as prescribed.

Economic Development: Initiate, encourage, and participate in economic development efforts to create job opportunities, and strengthen the local economy and tax base.

Fiscal Monitoring: Prepare and present reports for the current and multi-year periods that analyze, evaluate, and forecast the City's financial performance and economic condition.

Accounting, Auditing, and Financial Reporting: Comply with prevailing federal, state, and local statutes and regulations. Conform to generally accepted accounting principles (GAAP) as promulgated by the Governmental Accounting Standards Board (GASB), The American Institute of Certified Public Accountants (AICPA), and the Government Finance Officers' Association (GFOA).

Internal Controls: maintain an environment to provide management with reasonable assurance that assets are safeguarded against loss from unauthorized use or disposition.

Risk Management: Prevent and/or reduce financial impact to the City due to claims and losses through prevention, through transfer of liability, and/or through a program of self-insuring of the liability.

Budget: Develop and maintain a balanced budget which presents a clear understanding of goals, services levels, and performance standards and which shall be to the extent possible "user friendly" for citizens. Balanced budget means revenues meet or exceed expenditures.

Revenues

Balance and Diversification in revenue sources: The City shall strive to maintain a balance diversified revenue system to protect the City from fluctuation in any one source.

User Fees: For services that benefit specific users, when possible, the City shall establish and collect fees to recover the cost of those services. Where feasible and desirable, the City shall seek to recover full direct and indirect costs whereas not to prohibit economic development. City staff shall review user fees on a regular basis to calculate their full costs recovery levels, to compare them to the current fee structure, and to recommend adjustments where necessary.

City of Manvel, Texas

Property Tax Revenues/Tax Rates: The City shall endeavor to balance its reliance on property tax revenues by revenue diversification, implementation and continued use of user fees, and economic development. The city shall also strive to minimize tax rate increases.

Water/Wastewater Enterprise Utility Funds User Fees: Utility rates and Enterprise Fund user fees shall be set at levels sufficient to cover operating expenditures, meet debt obligations, provide additional funding for capital improvements, and provide adequate levels of working capital.

Revenue Estimates for Budgeting: In order to maintain a stable level of services, the City shall use a conservative, objective, and analytical approach when preparing revenue estimates for current and multi-year periods. The process shall include the analysis and probability of economic changes and their impacts on revenues, historical collection rates, and trends in revenues. This approach should reduce the likelihood of actual revenues falling short of budget estimates during the year and mid-year service reductions.

Expenditures

Current Funding Basis: The City shall operate on a current funding basis. Expenditures shall be budgeted and controlled so as not to exceed current revenues plus the planned use of fund balance accumulated through prior years' savings.

Contracted Labor: The City will utilize contracted labor for the provision of City services whenever private contractors can perform the established levels of service at the least expense to the City.

Avoidance of Operating Deficits: The City shall take immediate corrective actions if at any time during the fiscal year expenditure and revenue estimates are such that an operating deficit is projected at year-end.

Maintenance of Capital Assets: Through the Vehicle/Equipment Replacement Fund and within the resources available each fiscal year, the City shall maintain capital assets and infrastructure at a sufficient level to protect the City's investment, to minimize future replacement and maintenance costs, and to continue services levels.

Periodic Program Review: Periodic program reviews for efficiency and effectiveness shall be performed. Programs not meeting efficiency or effectiveness shall be brought up to required standards or be subject to reduction or elimination.

Purchasing: The City shall make every effort to maximize any discounts offered by creditors/vendors. Vendors with balances due to the City will have payments due the vendor offset against the amount due the City. The City will follow state law concerning the amount of the purchase requiring formal bidding procedures and approval by the City Council. For purchases where competitive bidding is not required, the City shall obtain the most favorable terms and pricing possible. Every effort will be made to include minority business enterprises in the bidding process.

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Capital Expenditures and Improvements

Capital Improvements Planning Program: The City shall annually review the Capital Improvement Plan (CIP), the current status of the City's infrastructure, replacement and renovation needs, and potential new projects and update the plan as appropriate. All projects, ongoing and proposed, shall be prioritized based on an analysis of current needs resource availability. For every project, all operation, maintenance and replacement costs shall be fully estimated and disclosed. The CIP shall also present the City's long-term borrowing plan, debt payment schedules, and other debt outstanding or planned including general obligation bonds, revenue bonds, certificates of obligation, and lease/purchase agreements when appropriate.

Capital Assets: A capital asset will generally be defined as equipment that exceeds \$5,000 and has a useful life that exceeds one year.

Replacement of Vehicle/Equipment Capital Assets on a Regular Schedule: The City shall annually prepare a schedule for the replacement of its vehicle/equipment capital assets associated with General Fund and Water/Wastewater Utility Fund operations through the Vehicle/Equipment Replacement Fund. Capital assets included in this fund will be authorized by charges to the departments using the assets. The amortization charges will be sufficient for replacing the capital equipment at the end of its expected useful life. The amortization charges application of those funds for replacement purposes will be accounted for in the Vehicle/Equipment Replacement Fund.

Fund Balance

General Fund Undesignated Fund Balance: The City shall strive to maintain the General Fund undesignated fund balance at a target of 20% with the range being 15% to 25%.

Debt Service Fund Balance: The City shall strive to maintain the Debt Service Fund balance at a target of 20% with the minimum being 15% and the maximum being 25%.

Utility Working Capital and Retained Earnings of Other Operating Funds: In other operating funds, the City shall strive to maintain a positive retained earnings position to provide sufficient reserves for emergencies and revenue shortfalls. In addition, the minimum working capital in the Utility Fund shall be a target level of 20% of current year budgeted operating expenditures with the minimum being 15% and the maximum balance being 25%.

Use of the Fund Balance/Retained Earnings: Fund Balance/Retained Earnings shall be used only for emergencies, non-recurring expenditures, or major capital purchases and capital projects that cannot be accommodated through current year savings. Should such use reduce the balance below the minimum level set as the objective for that fund, recommendations will be made on how to restore it.

Debt Management

Use of Debt Financing: Debt financing shall only include general obligation bonds, revenue bonds, certificates of obligation, tax notes and lease/purchase agreements.

City of Manvel, Texas

Amortizations of Debt: Amortization of debt shall be structured in accordance with a multi-year capital improvement plan. The term of a debt issue will never exceed the useful life of the capital asset being financed.

Affordability Targets: The City shall use an objective analytical approach to determine whether it can afford to assume new debt beyond the amount it retires each year. This process shall compare general accepted standards of affordability to the current values for the City. These standards shall include debt per capita, debt as a percent of taxable value, debt service payments as a percent of current revenues and current expenditures, and the level of overlapping net debt of all local taxing jurisdictions. The process shall also examine the direct costs and benefits of the proposed expenditures as determined in the City's annual update to the Capital Improvement Plan. The decision on whether or not to assume new debt shall be based on these costs and benefits.

Bidding Parameters: The notice of sale will be carefully constructed so as to ensure the best possible bid for the City, in light of the existing market condition and other prevailing factors. Parameters to be examined include:

- Limits between lowest and highest coupons
- Coupon requirements relative to the yield curve
- Method of underwriter compensation, discount or premium coupons
- Use of True Interest Cost (TIC) vs. Net Interest Cost (NIC)
- Use of bond insurance
- Deep discount bonds
- Variable rate bonds
- Call provisions

Bond Issuance Advisory Fees and Costs: The city will be actively involved in the selection of all financial advisors, underwriters, paying agents, and bond counsel. The City will carefully itemize and scrutinize all costs associated with the issuances of the bonds.

Sale Process: The City shall use a competitive bidding process in the sale of debt unless the nature of the issue warrants a negotiated bid.

Rating Agencies Presentation: Full disclosure of operations and open lines of communication shall be made to the rating agencies. City staff, with assistance of financial advisors, shall prepare the necessary materials and presentation to the rating agencies.

Continuing Disclosure: The City is committed to continuing disclosure of financial and pertinent credit information relevant to the City's outstanding securities.

Debt Refunding: The Finance Director and the financial advisor shall monitor the municipal bond market for opportunities to obtain interest savings by refunding outstanding debt. A proposed refunding of debt should provide value benefit as a percent of refunded principal of at least 3.5%.

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Investments

The city cash shall be invested in such a manner so as to ensure the absolute safety of principal and interest, to meet the liquidity needs of the City, and to achieve the highest possible yield in accordance with the City's Investment Policy. Interest earned from investment shall be provided. Cash forecasting models and procedures will be employed to maximize the amount of investment funds.

Grants

Grant Guidelines: The City shall seek, apply for, and obtain those grants that are consistent with priority needs and objectives identified by City Council.

Indirect Costs: The City shall recover indirect costs to the maximum amount allowed by the funding source. The City may waive or reduce indirect costs if doing so will significantly increase the effectiveness of the grant.

Grant Review: The City shall review all grant submittals for their cash or in-kind match requirement, their potential impact on the operating budget, and the extent which they meet the City's policy objectives. If there are cash match requirements, the source of funding shall be identified and approved prior to application.

Grant Program Termination: The City shall terminate grant-funded programs and associated positions as directed by the City Council when grant funds are no longer available unless alternate funding is identified.

Allowance Write-Off Policy

Write-offs of Account Receivables (A/R) are reviewed annually by the Director of Finance. A/R's are eligible for write off if 18 months or older. Documentation of notices, letters, and telephone calls should be made for each write off.

Exceptions:

- Legal notification that account balances have been discharged through bankruptcy or legal notification of death of the debtor.
- Cases of forgery, involving the Police, may be submitted for write-off prior to the 18-month stipulation only if accompanied by Police reports and full documentation of the case. It must also be determined whether there is any possibility of recovery.
- If an account has recorded payment activity within four (4) months prior to 18 months, the account should not be considered for write-off.

Delinquency Policy (Utility Billing)

If the utility account is not paid when due, the city shall assess a fee that has been adopted by the city council for delinquency payment and give notice that the utility account is delinquent.

City of Manvel, Texas

In addition, the notice shall:

- Set a date for water turn-off; and
- Specify that service will be shut off unless payment in full is made to the city by stipulated date; and
- Advise that an additional charge per the ordinance adopted by the city council will be added to the bill when service is reconnected.

Extensions can only be granted by Director of Finance and only for a maximum of 12 months.

Accounting, Auditing, and Financial Reporting

The City shall comply with prevailing local, state, and federal regulations. Its accounting practices and financial reporting shall conform to generally accepted accounting principles (GAAP) as promulgated by the Governmental Accounting Standards Board (GASB), the American Institute of Certified Public Accountants (AICPA), and the Governmental Finance Officers Association (GFOA). The City Council shall select an independent firm of certified public accountants to perform an annual audit of all operations. The audit firm must demonstrate that they have the breadth and depth of staff to handle the City's audit in a timely manner. The audited financial statement should be prepared and presented to Council for approval within 120 days of the close of the fiscal year.

Consideration regarding the potential for inclusion of other entities, organizations, or functions in the City's reporting entity is based on criteria prescribed by generally accepted accounting principles (GAAP). These same criteria are evaluated in considering whether the City is a part of any other governmental or reporting entity. The overriding elements associated with prescribed criteria considered in determining the City's financial reporting entity status as that of a primary government are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local governments. Additional prescribed criteria under generally accepted accounting principles include considerations pertaining to organizations for which the primary government is financially accountable, and considerations pertaining to other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Internal Controls

The Director of Finance is responsible for the development of citywide written guidelines on purchasing, cash handling, internal controls, and other financial matters. The Director of Finance will assist department managers as needed in tailoring these guidelines into detailed written procedures to fit each department's specific requirements. Each department manager is responsible to ensure that good internal controls are followed throughout his or her department, that all finance department guidelines on purchase and internal controls are implemented, and that all independent auditor control recommendations are addressed.

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Section 5 - Combined Financial Figures

Revenues by Type – All Funds

Revenue sources for the City total \$18.1 million (excluding inter-fund transfers). Interfund transfers affect the revenue stream as capital projects are being funded from the revenues previously received and recorded in the fund balance which must be transferred into current revenue for a balanced budget. Excluding these transfers, the primary revenue categories are ad valorem tax revenues, licenses and permits revenues, and miscellaneous tax revenues (e.g., sales tax and hotel taxes). These comprise 82.3% of the total revenues. The remaining categories total \$3.2 million and include franchise fees, court fines and fees, investment earnings, and utility revenues.

Ad Valorem Tax Revenues

Revenues from ad valorem (or property) taxes represent \$6.2 million of total revenues excluding interfund transfers. Property tax revenues are based on an estimated tax rate of \$0.48000 to \$0.51000 per \$100 of assessed valuation. Property tax collection is authorized by the State of Texas with a maximum of \$2.50 per \$100 of assessed valuation for maintenance and operations and debt service.

Miscellaneous Tax Revenues

Sales tax revenue is the major funding piece of the “Miscellaneous Tax Revenues” category which accounts for \$3.66 million in the budget. The sales tax rate in Manvel is 8.25% for goods or services sold or delivered within the boundaries of the City. The tax is collected by businesses that make the sale and is remitted to the State Comptroller of Public Accounts on a monthly, quarterly or annual basis. Of the 8.25% tax, the State retains 6.25%, Brazoria County receives 0.50% and distributes 1.50% to the City. Of the total 1.50% local share, 2/3 is retained by the City of Manvel and deposited to the General Fund and 1/3 is allocated to the Manvel Economic Development Corporation (MEDC).

Franchise Fee Revenues

Franchise fee revenues are anticipated to total \$565,000. Franchise fee revenues are derived from nonexclusive franchise agreements the City has with utilities and the solid waste providers that use the City’s right-of way to conduct business. Besides defining the responsibilities of the utilities maintaining their assets, the agreements contain a franchise fee clause that requires the utilities and solid waste companies to compensate the City for use of right-of-way and streets. Generally, the fees are based on a percentage of gross receipts or a per-unit of usage charge (generated by customers located within the City’s corporate limits) that range from 2% to 5%.

Licenses and Permits Revenues

Licenses and permits revenues are budgeted around \$5.06 million of total City revenues. The estimated revenues for FY 2020-21 have increase yet again. The City expects high growth in new housing development to remain strong during FY 2021-22 and will likely result in above-budgeted revenues for this category again.

City of Manvel, Texas

Fines and Fees Revenues

Fines and fees represent \$304,000 of total City revenues excluding interfund transfers. The revenue totals for this category increased from the previous year. As this category is based on humans and how they behave, there will be some fluctuation but the revenues do not seem to change too drastically from year-to-year.

Interest Revenues

Investment earnings do not account for a large portion of the total revenues, \$24,250. As most municipalities do, Manvel has Public Funds Investment Act (PFIA) certified staff members who invest the funds with a primary goal of protecting the principal amount invested. As a result, the interest earned does not compare with the larger revenue sources. However, the principal is safe and the City does recognize the interest yielded from investing.

Other Source Revenues

Other source revenues for FY 2021-22 are budgeted at \$434,100 of total revenues. This total should not be one of the main revenue sources as it represents a miscellaneous category of revenue items that just do not belong with the other types. To avoid volatility in predictions for revenue from year-to-year, it is wise to keep random revenue sources to a minimum.

Utility Revenues

Utility revenues primarily represent water and wastewater charges for services. The estimate for FY 2021-22 is \$1.87 million of total City revenues excluding transfers. The majority of this amount is customer utility charges in the Utility Fund, totaling \$1.27 million (water billings and wastewater billings). The other \$600,000 for utility revenues relates to impact fee charges and are recognized in that fund.

City of Manvel, Texas

Revenues - All Funds

Revenues by Type

	GENERAL FUND	EQUIPMENT REPLACEMENT FUND	DEBT SERVICE FUND	UTILITIES FUND	IMPACT FEE FUND	CAPITAL PROJECTS FUND	PARKS FUND	HOTEL MOTEL TAX FUND	MUNICIPAL JURY FUND
Revenues by Type									
Ad Valorem Tax Revenues	4,222,000	-	1,910,000	-	-	-	-	-	-
Miscellaneous Tax Revenues	2,454,942	-	-	-	-	-	-	40,000	-
Franchise Fee Revenues	555,000	-	-	-	-	-	-	-	-
Licenses and Permits Revenues	5,061,000	-	-	-	-	-	-	-	-
Fines and Fees Revenues	282,500	-	-	-	-	-	-	-	170
Interest Revenues	6,500	-	3,000	-	750	10,000	-	-	-
Other Source Revenues	85,100	250,000	93,000	5,000	-	-	-	-	-
Utility Revenues	-	-	-	1,272,500	600,000	-	-	-	-
Transfer-In Revenues	500,000	-	-	179,885	-	14,710,436	289,000	-	-
Total Revenues by Type	13,167,042	250,000	2,006,000	1,457,385	600,750	14,720,436	289,000	40,000	170

	COURT SECURITY FUND	TRUANCY PREVENTION FUND	COURT TECHNOLOGY FUND	SEIZURE FUND	PEG FEE FUND	SMDA FUND	TIRZ #3 FUND	MEDC FUND	TOTAL
Revenues by Type									
Ad Valorem Tax Revenues	-	-	-	-	-	-	71,500	-	6,203,500
Miscellaneous Tax Revenues	-	-	-	-	-	-	7,000	1,160,000	3,661,942
Franchise Fee Revenues	-	-	-	-	10,000	-	-	-	565,000
Licenses and Permits Revenues	-	-	-	-	-	-	-	-	5,061,000
Fines and Fees Revenues	6,800	6,000	9,000	-	-	-	-	-	304,470
Interest Revenues	-	-	-	-	-	500	500	3,000	24,250
Other Source Revenues	-	-	-	1,000	-	-	-	-	434,100
Utility Revenues	-	-	-	-	-	-	-	-	1,872,500
Transfer-In Revenues	-	-	6,000	-	40,000	100,000	-	503,000	16,328,321
Total Revenues by Type	6,800	6,000	15,000	1,000	50,000	100,500	79,000	1,666,000	34,455,083

Revenues by Fund

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Revenues by Fund							
General Fund	7,386,983	8,681,568	10,402,074	10,693,393	10,693,393	11,715,854	13,167,042
Vehicle Replacement Fund	277,650	359,764	284,000	250,000	263,000	282,173	250,000
Debt Service Fund	1,015,334	1,996,160	1,934,420	2,106,814	2,106,814	2,128,191	2,006,000
Utility Operating Fund	1,916,029	1,547,460	1,639,570	1,104,580	1,104,580	1,431,651	1,457,385
Impact Fee Fund	376,704	497,761	470,286	487,500	487,500	790,544	600,750
Capital Projects Fund	16,740,526	1,153,478	1,931,051	16,923,956	19,251,743	17,794,145	14,720,436
Capital Projects Bond Fund	-	13,353,375	4,411,823	14,101,956	14,101,956	13,617,516	-
Parks Fund	101,375	46,553	25,000	289,100	289,100	429,100	289,000
Hotel Tax Fund	82,275	72,784	58,657	40,000	40,000	39,527	40,000
Municipal Jury Fund	-	-	-	-	-	41	170
Court Security Fund	5,853	5,135	7,794	8,000	8,000	6,804	6,800
Truancy Prevention Fund	-	-	-	-	-	2,050	6,000
Court Technology Fund	7,854	6,549	8,471	15,000	15,000	12,098	15,000
Law Enforcement Fund	1,512	1,664	-	1,000	1,000	-	1,000
PEG Fee Fund	15,437	18,768	16,414	50,000	50,000	10,330	50,000
SMDA Fund	82,140	97,303	89,059	72,500	72,500	99,186	100,500
TIRZ#3 Fund	80,057	92,737	86,055	69,000	69,000	98,841	79,000
MEDC Fund	829,393	870,526	956,985	865,000	865,000	1,119,376	1,666,000
Total Revenues by Fund	28,919,122	28,801,585	22,321,658	47,077,799	49,418,586	49,577,426	34,455,083

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Expenditures by Type – All Funds

Expenditures for the City are estimated to total \$34.1 million (excluding inter-fund transfers). The expenditures total is higher than the revenue total, but that is misleading as much of the total comes from capital outlays that are paid for by revenues already recognized in previous budgets. Expenditure categories for the City, excluding transfers, consist of personnel services (23.9%), commodities (1.6%), contractual services (6.9%), other services (12.7%), and capital outlays (54.9%). This \$34.1 million is an increase over the FY 2020-21 budgeted amount. This increase is due to additional capital projects and employees that were added to deal with the growth of the City.

Personnel Services

Personnel services expenditures represent \$8.15 million of the overall expenditures. For FY 2021-22, the City anticipates adding twenty-seven (27) new positions, of which two (2) will be funded as part-time and four (4) will be funded for half of the year.

Commodities

Commodities total \$559,100 of the overall expenditure total. This cost includes minor tools, fuel, office expenses, road materials, janitorial supplies and cleaning, postage, and other items. Commodities represent a small portion of expenditures and this year there was only a slight increase in the budgeted amount from FY 2020-21. Even though the City is experiencing growth, the staff is using these items efficiently to keep costs down.

Contractual Services

Contractual services for FY 2021-22 are budgeted at \$2.37 million. This category contains services such as utility payments, legal and recording fees, and computer software/maintenance. This expenditure is a slight increase from the previous year as some items that are not handled in-house were expected to increase.

Other Services

Other services for FY 2021-22 represent \$4.33 million of total City expenditures. These other services can include travel/training for employees, dues/subscription fees, and expenses for using consultants. The budgeted expenditures increased from the amount in the FY 2020-21 budget. Obviously travel and training was not increased with the pandemic still impacting much of society, but items such as disaster recovery and street repairs did need increases.

Capital Outlays

Capital outlays represent \$18.7 million of total City expenditures. Capital outlay expenditures are related to capital improvement projects within the City. Capital projects can be funded with bond proceeds, MEDC reimbursements, or City revenue. Project types may include city facilities, parks, water and wastewater. Capital projects represent the lion's share of the capital outlays expenditures, but there are other costs which may include vehicle purchases or replacements, building repairs, or street and drainage improvements.

City of Manvel, Texas

Total Expenditures - All Funds

Expenditures by Type

	GENERAL FUND	EQUIPMENT REPLACEMENT FUND	DEBT SERVICE FUND	UTILITIES FUND	IMPACT FEE FUND	CAPITAL PROJECTS FUND	PARKS FUND	HOTEL MOTEL TAX FUND	MUNICIPAL JURY FUND
Expenditures by Type									
Personnel Services	7,561,967	-	-	593,385	-	-	-	-	-
Commodities	465,600	-	-	76,000	-	-	1,000	-	-
Contractual Services	2,005,990	-	-	294,500	-	-	38,000	-	-
Other Services	1,574,600	-	2,004,322	688,500	500	-	-	40,000	170
Capital Outlays	740,000	250,000	-	75,000	-	15,720,526	250,000	-	-
Transfer-Out	818,885	-	-	-	600,250	-	-	-	-
Total Expenditures by Type	13,167,042	250,000	2,004,322	1,727,385	600,750	15,720,526	289,000	40,000	170

	COURT SECURITY FUND	TRUANCY PREVENTION FUND	COURT TECHNOLOGY FUND	SEIZURE FUND	PEG FEE FUND	SMDA FUND	TIRZ #3 FUND	MEDC FUND	TOTAL
Expenditures by Type									
Personnel Services	-	-	-	-	-	-	-	-	8,155,352
Commodities	-	-	15,000	1,000	-	-	-	500	559,100
Contractual Services	6,500	5,670	-	-	-	5,000	-	15,000	2,370,660
Other Services	300	330	-	-	-	-	-	16,500	4,325,222
Capital Outlays	-	-	-	-	50,000	-	-	1,634,000	18,719,526
Transfer-Out	-	-	-	-	-	-	79,000	-	1,498,135
Total Expenditures by Type	6,800	6,000	15,000	1,000	50,000	5,000	79,000	1,666,000	35,627,995

Expenditures by Fund

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Expenditures by Fund							
General Fund	8,376,805	8,281,763	7,790,045	10,693,393	10,693,393	10,630,860	13,167,042
Vehicle Replacement Fund	125,697	138,626	144,055	250,000	263,000	362,514	250,000
Debt Service Fund	986,475	1,818,882	1,874,390	2,014,762	2,014,762	2,016,783	2,004,322
Utility Operating Fund	939,096	1,251,982	1,196,258	1,304,580	1,304,580	974,430	1,727,385
Impact Fee Fund	433,200	400,000	405,000	487,500	487,500	1,401,980	600,750
Capital Projects Fund	6,204,873	14,459,406	3,015,553	15,711,519	16,787,306	3,968,651	15,720,526
Capital Projects Bond Fund	-	41,662	4,106,020	14,101,956	14,101,956	13,617,516	-
Parks Fund	93,122	46,462	23,690	289,100	289,100	174,750	289,000
Hotel Tax Fund	256	3,686	1,070	40,000	40,000	1,485	40,000
Municipal Jury Fund	-	-	-	-	-	-	170
Court Security Fund	160	1,139	-	8,000	8,000	-	6,800
Truancy Prevention Fund	-	-	-	-	-	-	6,000
Court Technology Fund	-	-	11,756	15,000	15,000	12,469	15,000
Law Enforcement Fund	-	-	-	1,000	1,000	-	1,000
PEG Fee Fund	-	-	-	50,000	50,000	-	50,000
SMDA Fund	2,688	360	6,625	5,000	5,000	-	5,000
TIRZ#3 Fund	80,057	92,737	86,055	69,000	69,000	98,836	79,000
MEDC Fund	979,831	130,030	860,219	960,457	960,457	1,108,417	1,666,000
Total Expenditures by Fund	18,222,258	26,666,736	19,520,736	46,001,267	47,090,054	34,368,691	35,627,995

City of Manvel, Texas

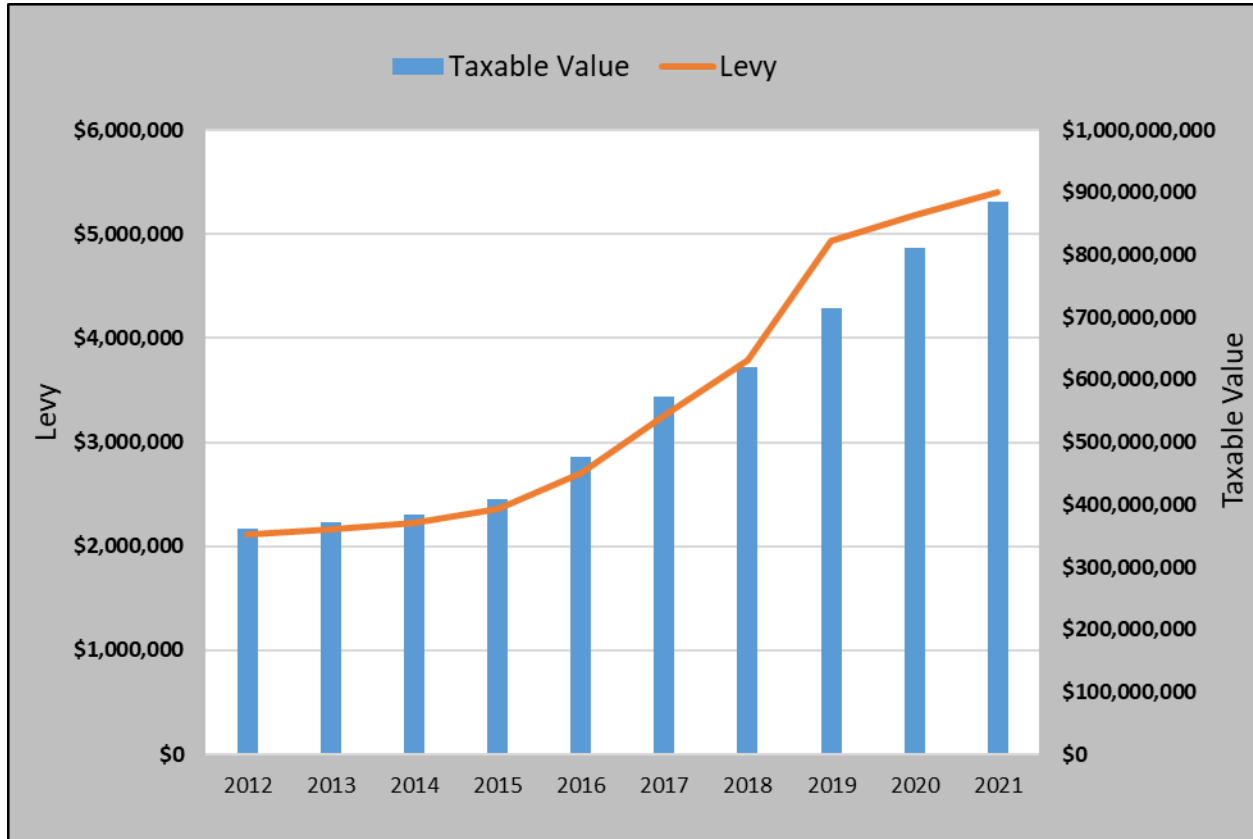
Property Tax Assessments

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
Total Taxable Value	\$619,587,259.00	\$714,922,892.00	\$810,269,077.00	\$885,427,912.00
General Fund Tax Rate (M&O)	\$0.431363/\$100	\$0.432476/\$100	\$0.420952/\$100	\$0.400517/\$100
Debt Service Tax Rate (I&S)	\$0.138637/\$100	\$0.257524/\$100	\$0.219048/\$100	\$0.209483/\$100
Total Tax Rate	\$0.570000/\$100	\$0.690000/\$100	\$0.640000/\$100	\$0.610000/\$100
General Fund Revenues	\$2,672,670.19	\$3,091,869.93	\$3,410,843.89	\$3,546,289.31
Debt Service Fund Revenues	\$858,977.19	\$1,841,098.03	\$1,774,878.21	\$1,854,820.95

City of Manvel, Texas

Property Tax Values and Levy

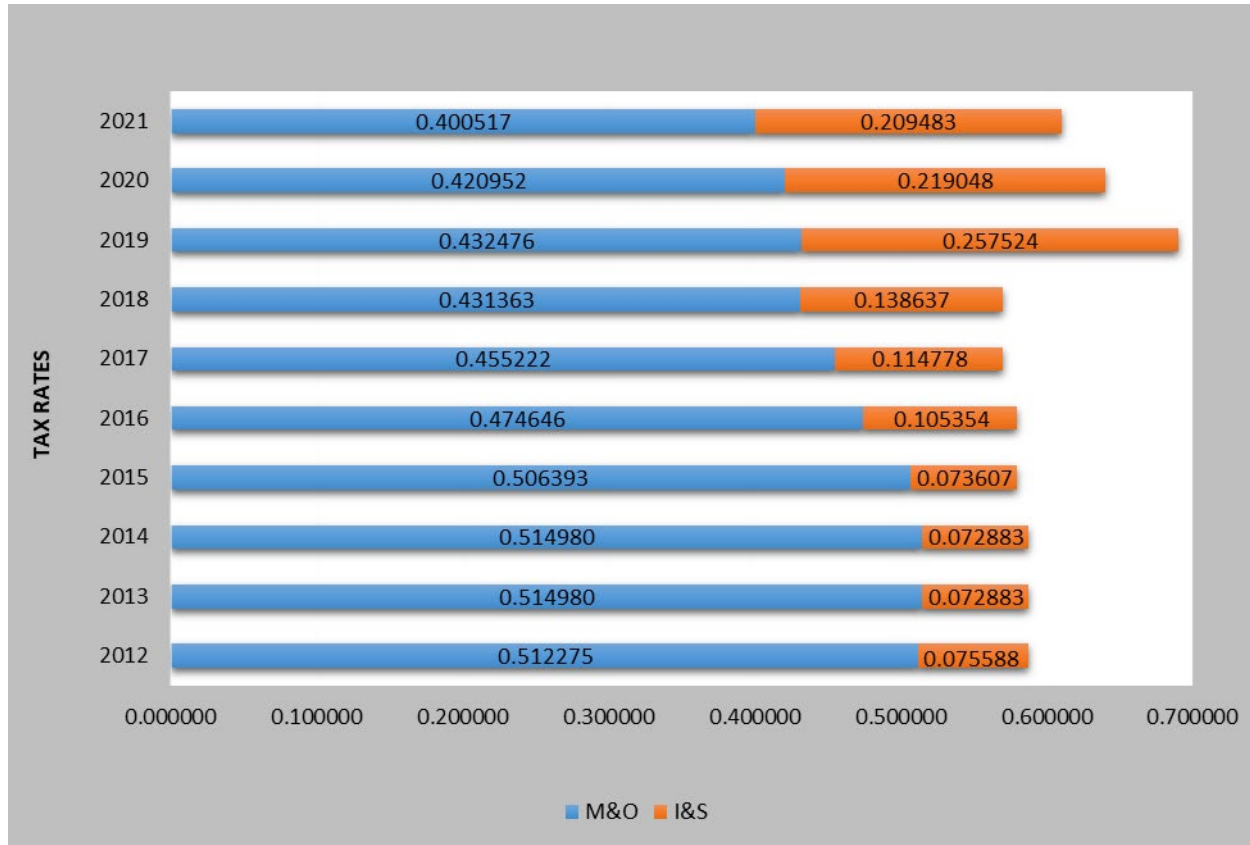
10-Year Historical Comparison



City of Manvel, Texas

Property Tax Rates

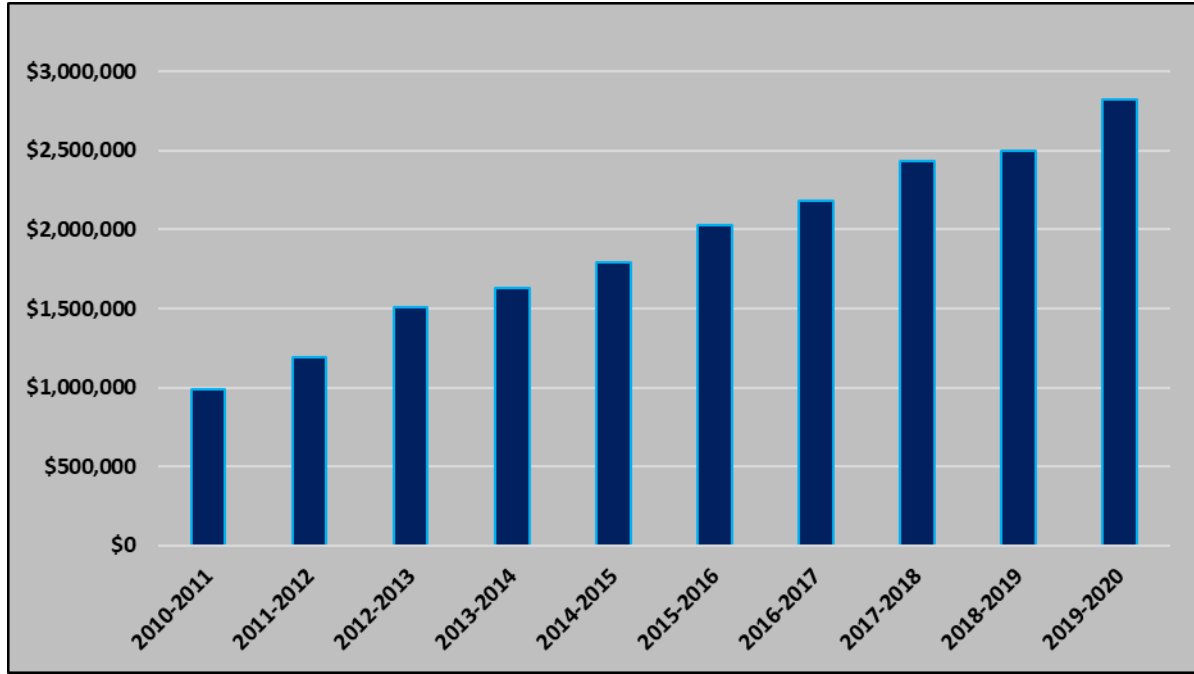
10-Year Historical Comparison



City of Manvel, Texas

Sales Taxes

10-Year Historical Comparison



Total City sales taxes collected, including the Manvel Economic Development Corporation (MEDC), over the past 10 years have increased from \$987,000 in FY2011 to \$2.83 million collected in FY 2019-20. Sales tax figures are reported almost two months behind the actual month and estimated sales tax revenues for FY 2020-21 look to increase yet again.

City of Manvel, Texas

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City of Manvel, Texas

Section 6 - General Fund



The General Fund accounts for resources traditionally associated with governments which are not required to be accounted for in another fund. During the budget process, it is the General Fund that receives the most attention from staff, City Council, and the public. The attention is well deserved because it is this fund that reflects most of the critical issues affecting the community, from establishing a tax rate to determining employee staffing and benefits.

The anticipated ending fund balance in the General Fund for FY 2020-21 is projected to be \$8.07 million. Revenues and Expenditures for the proposed FY 2021-22 budget are \$13,167,042. Revenues are approximately \$2.47 million more than FY 2020-21 budgeted value. Even with a projected decrease in property tax rates due to higher property values, there will be an estimated addition of \$300,000 to property tax revenue. The other major revenue sources for the 2021-22 budget will be sales taxes and license and permit fees collected from the building growth throughout Manvel.

Expenditures for operations in the FY 2021-22 proposed budget are also \$13,167,042 (as is expected in a balanced budget) which is an increase from last year's budgeted estimate. As the City continues to grow, the expenditures will grow as well. Personnel will be needed to continue public works service and permitting, planning, and code enforcement. The City's Information Technology Department is growing as well. Descriptions, goals and personnel staffing are included in each departmental section.

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

General Fund – Revenue Sources and Department Expenditures

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
General Fund Revenues							
Ad Valorem Tax Revenues	2,873,695	3,159,142	3,560,762	3,865,539	3,865,539	3,926,782	4,222,000
Miscellaneous Tax Revenues	1,616,716	1,660,254	1,878,274	1,843,000	1,843,000	2,226,648	2,454,942
Franchise Fee Revenues	541,830	586,216	561,025	565,000	565,000	315,538	555,000
Licenses and Permits Revenues	1,829,832	2,587,725	3,274,956	3,932,754	3,932,754	4,939,733	5,061,000
Fines and Fees Revenues	270,701	243,178	280,838	305,000	305,000	218,482	282,500
Interest Revenues	83,687	106,035	62,547	85,000	85,000	6,896	6,500
Other Source Revenues	170,522	339,018	783,672	97,100	97,100	81,776	85,100
Transfer-In Revenues	-	-	-	-	-	-	500,000
Total General Fund Revenues	7,386,983	8,681,568	10,402,074	10,693,393	10,693,393	11,715,854	13,167,042
General Fund Expenditures							
Administration Expenditures	3,301,691	2,120,396	1,823,951	2,555,282	2,555,282	3,622,167	2,650,583
Library Expenditures	67,047	84,113	80,915	90,300	90,300	81,185	92,300
Finance Expenditures	341,906	356,915	366,433	528,356	528,356	368,791	529,665
Information Tech Expenditures	-	-	293,297	398,049	398,049	374,619	628,245
Municipal Court Expenditures	243,929	279,222	284,105	347,341	347,341	275,097	377,147
Development Services Expenditures	825,216	1,251,558	1,054,433	1,317,087	1,317,087	834,894	1,830,457
Public Works Expenditures	1,036,476	1,527,329	952,821	1,688,262	1,688,262	1,691,658	1,985,901
Fire Marshal/CE Expenditures	299,899	307,382	294,508	468,834	468,834	189,967	539,785
Emergency Management Expenditures	86,148	13,036	77,106	309,500	309,500	12,497	544,500
Police Expenditures	2,174,491	2,341,813	2,562,478	2,990,382	2,990,382	3,179,984	3,988,459
Total General Fund Expenditures	8,376,805	8,281,763	7,790,045	10,693,393	10,693,393	10,630,860	13,167,042

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

General Fund Revenue - Details

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
General Fund Revenues							
Ad Valorem Tax Revenues							
10-01-4000 Current Ad Valorem Tax Rev.	2,779,029	3,077,502	3,417,297	3,764,939	3,764,939	3,784,319	4,100,000
10-01-4005 Personal Property Taxes	425	809	689	600	600	2,095	2,000
10-01-4010 Delinquent Ad Valorem Tax Revenue	73,594	61,617	122,717	80,000	80,000	115,495	100,000
10-01-4011 P&I on Ad Valorem Taxes	20,647	19,214	20,059	20,000	20,000	24,873	20,000
Total Ad Valorem Tax Revenues	2,873,695	3,159,142	3,560,762	3,865,539	3,865,539	3,926,782	4,222,000
Miscellaneous Tax Revenues							
10-02-4030 Sales Tax Revenues	1,622,765	1,666,969	1,885,016	1,850,000	1,850,000	2,233,648	2,461,942
10-02-4031 Sales Tax Rebate	(6,049)	(6,715)	(6,742)	(7,000)	(7,000)	(7,000)	(7,000)
10-02-4035 Street Maintenance Sales Tax	-	-	-	-	-	-	-
10-02-4038 Mixed Beverage Sales Tax	-	-	-	-	-	-	-
10-02-4090 Hotel Taxes	-	-	-	-	-	-	-
Total Miscellaneous Tax Revenues	1,616,716	1,660,254	1,878,274	1,843,000	1,843,000	2,226,648	2,454,942
Franchise Fee Revenues							
10-03-4100 Franchise Fees	10,145	-	-	-	-	-	-
10-03-4101 Gas Franchise Fees	14,818	19,224	31,793	25,000	25,000	27,571	30,000
10-03-4102 Electric Franchise Fees	276,023	288,156	309,501	275,000	275,000	99,279	300,000
10-03-4103 Cable Franchise Fees	19,695	34,872	41,112	20,000	20,000	18,572	35,000
10-03-4104 Telephone Franchise Fees	103,538	114,330	41,177	115,000	115,000	17,649	50,000
10-03-4105 Solid Waste Franchise Fees	117,611	129,634	137,442	130,000	130,000	152,466	140,000
10-03-4110 PEG Fees	-	-	-	-	-	-	-
Total Franchise Fee Revenues	541,830	586,216	561,025	565,000	565,000	315,538	555,000
Licenses and Permits Revenues							
10-04-4200 Permits CC Convenience Fees	6,623	12,675	20,423	14,000	14,000	48,739	30,000
10-04-4201 Seismic Permit	1,000	-	-	-	-	-	-
10-04-4203 Permits & Licenses	1,332,638	1,944,002	2,538,027	3,226,754	3,226,754	3,817,507	4,000,000
10-04-4204 Licenses & Permits PD	3,157	3,149	5,641	4,500	4,500	4,380	5,000
10-04-4205 Rezoning Application fees	25,600	24,700	-	25,000	25,000	-	-
10-04-4206 Abandonment Fees	16,700	2,500	1,000	2,500	2,500	-	1,000
10-04-4207 Plat Fees	79,244	89,349	93,061	85,000	85,000	159,036	125,000
10-04-4208 Plan Reviews	346,838	511,350	616,804	575,000	575,000	879,201	900,000
10-04-4209 Planned Unit Dev. Fees	18,032	-	-	-	-	30,869	-
Total Licenses and Permits Revenues	1,829,832	2,587,725	3,274,956	3,932,754	3,932,754	4,939,733	5,061,000

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

General Fund Revenue – Details (cont.)

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Fines and Fees Revenues							
10-05-4400 Court Fines	266,111	238,899	272,955	300,000	300,000	211,323	275,000
10-05-4401 Rev Court Fines	4,590	4,279	7,883	5,000	5,000	7,159	7,500
10-05-4402 Court Fines - Security Fund	-	-	-	-	-	-	-
10-05-4403 Judge Fees	-	-	-	-	-	-	-
10-05-4404 OMNI/TLFTA Revenue	-	-	-	-	-	-	-
10-05-4405 Restitution	-	-	-	-	-	-	-
Total Fines and Fees Revenues	270,701	243,178	280,838	305,000	305,000	218,482	282,500
Interest Revenues							
10-06-4600 Interest Income	83,687	106,035	62,547	85,000	85,000	6,896	6,500
Total Interest Revenues	83,687	106,035	62,547	85,000	85,000	6,896	6,500
Other Source Revenues							
10-07-4214 Iowa Colony Dispatch	-	-	-	-	-	-	-
10-07-4650 Sand Pit Revenues	-	-	-	-	-	-	-
10-07-4700 Lease - Annual Rental	-	-	-	-	-	-	-
10-07-4701 Skynet - Lease Rental	7,700	8,400	8,400	8,400	8,400	8,400	8,400
10-07-4702 Park Rentals	-	-	-	-	-	-	-
10-07-4703 FEMA	-	-	-	-	-	-	-
10-07-4704 Grant Revenues	60,984	-	642,076	-	-	-	-
10-07-4720 Pipeline Inspection Fees	-	-	-	-	-	-	-
10-07-4721 Pipeline Application	1,000	500	-	-	-	-	-
10-07-4722 Drilling Waiver	-	-	-	-	-	-	-
10-07-4723 Pipeline ROW Crossing Fees	47,000	38,500	48,600	47,000	47,000	30,667	40,000
10-07-4800 Insurance & Other Reimbursements	8,927	-	825	-	-	-	-
10-07-4802 AISD Dispatch	8,000	8,000	8,000	8,000	8,000	8,000	8,000
10-07-4803 TCLEOS	1,785	1,710	1,965	1,700	1,700	1,927	1,700
10-07-4804 Sale/Disposition of Assets	13,200	39,550	-	-	-	7,707	-
10-07-4805 Rev. Manvel Cultural Education	-	-	-	-	-	-	-
10-07-4806 Regional Detention	-	-	-	-	-	-	-
10-07-4808 Donations for City Events	450	250	-	-	-	-	-
10-07-4809 Donations for Easter Event	240	-	-	-	-	-	-
10-07-4810 Police Association Donations	-	-	-	-	-	-	-
10-07-4811 Other Income	10,236	229,108	61,806	20,000	20,000	13,076	15,000
10-07-4820 Loan Financing Proceeds	-	-	-	-	-	-	-
10-07-4840 MEDC Contributions	11,000	13,000	12,000	12,000	12,000	12,000	12,000
Total Other Source Revenues	170,522	339,018	783,672	97,100	97,100	81,776	85,100
Transfer-In Revenues							
10-09-4820 Loan Financing Proceeds	-	-	-	-	-	-	-
10-09-4951 Transfer In - Utility Fund	-	-	-	-	-	-	-
10-09-4952 Transfer In - Debt Service Fund	-	-	-	-	-	-	-
10-09-4959 Transfer In - SMDA Fund	-	-	-	-	-	-	-
10-09-4960 Transfer In - MEDC Fund	-	-	-	-	-	-	-
10-09-4999 Transfer In - Fund Balance	-	-	-	-	-	-	500,000
Total Transfer-In Revenues	-	-	-	-	-	-	500,000
Total General Fund Revenues	7,386,983	8,681,568	10,402,074	10,693,393	10,693,393	11,715,854	13,167,042

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

General Fund Expenditures – Department Totals

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
General Fund Expenditures							
Administration Expenditures							
Personnel Services	519,551	681,750	720,410	997,102	997,102	980,546	1,193,648
Commodities	12,513	10,087	14,398	22,500	22,500	29,185	34,000
Contractual Services	154,869	143,323	249,171	222,500	222,500	261,050	287,550
Other Services	755,747	177,171	199,221	354,500	354,500	252,707	316,500
Capital Outlays	34,011	22,564	-	-	-	-	-
Transfer-Out	1,825,000	1,085,500	640,751	958,680	958,680	2,098,680	818,885
Total Administration Expenditures	3,301,691	2,120,396	1,823,951	2,555,282	2,555,282	3,622,167	2,650,583
Library Expenditures							
Personnel Services	-	-	-	-	-	-	-
Commodities	2,917	6,390	3,361	7,000	7,000	3,706	7,000
Contractual Services	60,937	74,531	74,361	80,000	80,000	74,286	82,000
Other Services	3,193	3,193	3,193	3,300	3,300	3,193	3,300
Capital Outlays	-	-	-	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Library Expenditures	67,047	84,113	80,915	90,300	90,300	81,185	92,300
Finance Expenditures							
Personnel Services	257,367	256,079	282,801	396,856	396,856	276,559	408,115
Commodities	6,847	3,215	2,413	5,500	5,500	6,310	6,500
Contractual Services	72,128	93,701	80,096	120,500	120,500	84,415	109,150
Other Services	5,564	3,920	1,122	5,500	5,500	1,507	5,900
Capital Outlays	-	-	-	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Finance Expenditures	341,906	356,915	366,433	528,356	528,356	368,791	529,665
Information Tech Expenditures							
Personnel Services	-	-	182,882	192,049	207,049	197,296	284,195
Commodities	-	-	11,347	9,000	9,000	15,295	13,000
Contractual Services	-	-	78,261	100,000	100,000	113,699	261,050
Other Services	-	-	20,806	97,000	82,000	48,328	70,000
Capital Outlays	-	-	-	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Information Tech Expenditures	-	-	293,297	398,049	398,049	374,619	628,245
Municipal Court Expenditures							
Personnel Services	155,308	205,491	209,456	251,916	251,916	204,457	283,247
Commodities	6,991	4,966	3,663	5,400	5,400	4,563	5,500
Contractual Services	76,711	63,427	65,247	78,300	78,300	55,239	75,650
Other Services	4,919	5,336	5,739	11,725	11,725	10,839	12,750
Capital Outlays	-	-	-	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Municipal Court Expenditures	243,929	279,222	284,105	347,341	347,341	275,097	377,147

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

General Fund Expenditures – Department Totals (cont.)

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Development Services Expenditures							
Personnel Services	122,038	228,661	253,507	369,754	409,754	291,606	934,167
Commodities	9,695	8,105	1,862	24,000	24,000	15,225	26,000
Contractual Services	645,197	936,795	699,397	827,333	787,333	462,775	734,540
Other Services	48,286	77,996	99,667	96,000	96,000	65,289	135,750
Capital Outlays	-	-	-	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Development Services Expenditures	825,216	1,251,558	1,054,433	1,317,087	1,317,087	834,894	1,830,457
Public Works Expenditures							
Personnel Services	466,696	565,252	522,825	646,262	611,262	510,113	841,901
Commodities	98,938	112,245	113,263	139,500	139,500	130,061	172,500
Contractual Services	117,524	197,500	153,495	211,500	211,500	132,432	241,500
Other Services	326,118	339,941	155,907	391,000	391,000	182,463	350,000
Capital Outlays	27,200	312,390	7,331	300,000	335,000	736,590	380,000
Transfer-Out	-	-	-	-	-	-	-
Total Public Works Expenditures	1,036,476	1,527,329	952,821	1,688,262	1,688,262	1,691,658	1,985,901
Fire Marshal/CE Expenditures							
Personnel Services	160,638	237,245	245,094	323,784	323,784	135,025	447,135
Commodities	57,620	14,547	6,236	35,150	35,150	6,214	18,200
Contractual Services	14,119	23,562	20,298	40,150	40,150	24,013	43,200
Other Services	32,654	32,028	22,881	34,750	34,750	24,715	31,250
Capital Outlays	34,868	-	-	35,000	35,000	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Fire Marshal/CE Expenditures	299,899	307,382	294,508	468,834	468,834	189,967	539,785
Emergency Management Expenditures							
Personnel Services	(52)	-	9,599	-	-	-	-
Commodities	4,195	952	14,693	32,000	32,000	800	30,000
Contractual Services	-	-	-	-	-	-	-
Other Services	73,556	12,084	15,710	277,500	277,500	11,697	514,500
Capital Outlays	8,450	-	37,104	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Emergency Management Expenditures	86,148	13,036	77,106	309,500	309,500	12,497	544,500
Police Expenditures							
Personnel Services	1,712,725	1,772,928	2,125,905	2,401,897	2,401,897	2,223,278	3,169,559
Commodities	128,863	126,667	64,448	124,500	124,500	69,846	152,900
Contractual Services	125,308	191,060	250,874	161,935	161,935	197,184	171,350
Other Services	163,081	182,836	121,250	126,200	126,200	130,422	134,650
Capital Outlays	44,514	68,322	-	175,850	175,850	559,254	360,000
Transfer-Out	-	-	-	-	-	-	-
Total Police Expenditures	2,174,491	2,341,813	2,562,478	2,990,382	2,990,382	3,179,984	3,988,459
Total General Fund Expenditures	8,376,805	8,281,763	7,790,045	10,693,393	10,693,393	10,630,860	13,167,042

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

ADMINISTRATION

DEPARTMENTAL VISION STATEMENT

To effectively administer and manage City operations, policies, program agendas, citizen inquiries and laws in an efficient and responsible manner.

FUNCTIONS

- City Administration
- Mayor/City Council
- City Secretary
- Legal

Administration includes the activities of the City Manager, City Secretary, and City Attorney. The City Manager is the Chief Administrative Officer of the City and is appointed by the City Council. Under the guidelines of the City Charter, Code of Ordinances, and State Law, the City Manager administers City ordinances and the policies of the City Council. The office provides the direction, leadership, and coordination of all departments.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
City Manager	1	1	1	1	1
City Secretary	1	1	1	1	1
City Attorney	1	1	1	1	1
Assistant City Manager	-	-	1	1	1
Assistant City Secretary	-	-	1	1	1
IT Network Administrator	1	1	-	-	-
Corporate Communications Manager	-	-	-	-	1
Total	4	4	5	5	6

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Administration Expenditures							
Personnel Services							
10-10-5000 Salaries	387,390	522,960	515,867	687,133	687,133	654,453	804,799
10-10-5001 Additional Compensation	(740)	-	19,000	51,000	51,000	71,065	95,000
10-10-5002 Overtime	-	-	-	-	-	228	250
10-10-5003 Holiday Pay	-	-	-	-	-	-	-
10-10-5006 Longevity	1,200	1,380	1,560	1,740	1,740	1,740	1,980
10-10-5010 FICA Expense	27,397	33,596	31,896	43,541	43,541	43,503	62,702
10-10-5012 Unemployment Insurance	-	2,910	12,169	20,000	20,000	19,888	22,500
10-10-5030 Health Insurance	45,352	47,062	48,075	63,804	63,804	58,206	73,040
10-10-5031 Vision Insurance	635	674	573	757	757	698	948
10-10-5032 Life & LTD	1,077	1,179	1,287	12,798	12,798	10,978	3,365
10-10-5033 Dental	2,024	2,357	2,197	2,968	2,968	2,729	3,419
10-10-5034 Retirement	47,819	54,355	51,712	97,764	97,764	76,111	78,793
10-10-5035 Cell Phone Allowance	323	2,181	1,336	1,200	1,200	1,726	1,800
10-10-5036 Auto Allowance	2,952	10,810	8,786	10,800	10,800	10,357	10,800
10-10-5037 Pay Reimbursement	-	-	23,661	-	-	26,018	30,000
10-10-5038 Flex	128	196	147	241	241	219	266
10-10-5039 Flex Card - Health Ins	1,317	1,662	1,219	2,000	2,000	1,535	2,400
10-10-5040 Workers Compensation	2,678	430	925	1,356	1,356	1,092	1,586
10-10-8700 Salary Adjustments	-	-	-	-	-	-	-
10-10-8701 Compensation Study Adjustment	-	-	-	-	-	-	-
10-10-8702 Longevity Program	-	-	-	-	-	-	-
Total Personnel Services	519,551	681,750	720,410	997,102	997,102	980,546	1,193,648
Commodities							
10-10-5210 Supplies	-	-	-	-	-	-	-
10-10-5220 Janitorial Supplies & Cleaning	3,977	4,647	5,699	9,500	9,500	17,366	17,500
10-10-5222 Postage	2,221	1,405	1,758	2,000	2,000	170	2,000
10-10-5230 Office Expense	6,314	3,693	5,497	10,000	10,000	11,522	12,500
10-10-5240 Minor Tools & Equipment	-	342	1,444	1,000	1,000	127	1,000
10-10-5260 Apparel	-	-	-	-	-	-	1,000
Total Commodities	12,513	10,087	14,398	22,500	22,500	29,185	34,000
Contractual Services							
10-10-5300 Equipment Rental	-	-	-	-	-	-	-
10-10-5305 Service Agreements	-	-	-	-	-	-	-
10-10-5320 Bank/Convenience Charges	264	-	-	-	-	-	-
10-10-5340 Copier Lease/Maintenance	1,728	1,527	5,371	4,000	4,000	725	2,500
10-10-5362 Records Retention	2,244	2,492	875	2,500	2,500	951	2,000
10-10-5370 Radio Repairs	-	-	-	-	-	-	-
10-10-5380 Building Repair & Maintenance	8,347	5,637	59,216	50,000	50,000	75,230	50,000
10-10-5400 Legal Fees	8,900	17,799	14,728	15,000	15,000	60,899	35,000
10-10-5418 Employment Testing	1,092	780	1,495	1,000	1,000	2,120	300
10-10-5420 Electricity	2,366	2,430	5,789	8,000	8,000	9,085	9,500
10-10-5422 Electricity - Street Lights	50,489	51,818	49,022	55,000	55,000	39,601	50,000
10-10-5423 Storm Recovery Charge	-	-	-	-	-	-	28,000
10-10-5430 Gas Utilities	262	260	1,956	1,000	1,000	1,007	1,750
10-10-5432 Rental Equipment	2,532	2,853	2,532	1,500	1,500	2,078	2,500
10-10-5436 Communications Expense	-	-	-	-	-	-	-
10-10-5438 County Recording Fees	261	1,272	1,083	3,000	3,000	869	2,000
10-10-5440 Computer Maintenance/Support	33,601	12,321	65,733	20,000	20,000	3,695	25,000
10-10-5441 Computer Software	11,020	12,623	3,780	20,000	20,000	-	-
10-10-5442 Website Administration	-	4,085	4,289	5,000	5,000	4,503	15,000
10-10-5444 Air Cards	-	-	-	-	-	-	-
10-10-5445 Telephone	23,642	22,850	28,116	30,000	30,000	49,470	55,000
10-10-5458 Maintenance Agreements	224	-	-	-	-	-	-
10-10-5474 Emergency Management	2,838	-	-	-	-	-	-
10-10-5476 Codification	3,585	3,101	3,710	3,500	3,500	7,817	6,000
10-10-5550 Radio Usage	1,476	1,476	1,476	3,000	3,000	3,000	3,000
10-10-5560 CB Watershed/Drainage	-	-	-	-	-	-	-
Total Contractual Services	154,869	143,323	249,171	222,500	222,500	261,050	287,550

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Other Services							
10-10-5600 Marketing - Web Site	-	-	-	-	-	-	-
10-10-5618 Job Recruiting	-	-	-	-	-	-	-
10-10-5620 Council Expenses	5,119	12,707	6,225	20,000	20,000	13,156	20,000
10-10-5622 Dues & Subscriptions	6,782	7,706	7,707	8,000	8,000	10,311	12,500
10-10-5625 Publications	-	1,171	-	-	-	-	-
10-10-5630 Insurance and Bonds	118,024	98,009	109,762	175,000	175,000	186,494	175,000
10-10-5632 City Functions & Meetings	4,758	5,389	1,363	5,500	5,500	2,518	5,500
10-10-5633 Public Notice Expense	7,976	3,848	7,213	5,000	5,000	2,552	7,500
10-10-5644 Orientation and Training	-	-	-	-	-	-	-
10-10-5645 Training & Travel	6,034	10,987	6,716	20,000	20,000	3,935	20,000
10-10-5650 Mileage	588	876	59	1,000	1,000	-	1,000
10-10-5675 Education Reimbursement	-	-	-	-	-	-	-
10-10-5676 Elections Expense	-	145	1,500	10,000	10,000	6,743	10,000
10-10-5678 Holiday & Special Events	11,462	11,834	4,143	15,000	15,000	2,321	15,000
10-10-5679 Easter Event	-	-	-	-	-	-	-
10-10-5701 Legal Fees	-	-	-	-	-	-	-
10-10-5730 Legal Notices	-	-	-	-	-	-	-
10-10-5748 Emergency Notification	4,376	-	-	-	-	-	-
10-10-5749 Contributed Capital	-	-	-	-	-	-	-
10-10-5800 Eng/Consulting/Planning Fees	28,081	24,500	54,533	95,000	95,000	24,677	50,000
10-10-8410 Depreciation Expense	-	-	-	-	-	-	-
10-10-8420 Rodeo Palms 380 Agreement	562,548	-	-	-	-	-	-
Total Other Services	755,747	177,171	199,221	354,500	354,500	252,707	316,500
Capital Outlays							
10-10-6010 Capital Outlay - Technology	-	-	-	-	-	-	-
10-10-6020 Capital Outlay - Equipment	-	22,564	-	-	-	-	-
10-10-6040 Capital Outlay - Furniture & Fixtures	-	-	-	-	-	-	-
10-10-6070 Capital Outlay - Improvements	-	-	-	-	-	-	-
10-10-6080 Capital Outlay - Building	-	-	-	-	-	-	-
10-10-6090 Capital Outlay - Land/Easement	-	-	-	-	-	-	-
10-10-6201 MEDC Project	-	-	-	-	-	-	-
10-10-6301 Capital Lease - Prin	32,824	-	-	-	-	-	-
10-10-6302 Capital Lease - Interest	1,186	-	-	-	-	-	-
Total Capital Outlays	34,011	22,564	-	-	-	-	-
Transfer-Out							
10-10-8540 Transfer To - Utility Fund	-	375,000	315,751	319,580	319,580	319,580	179,885
10-10-8581 Transfer To - SMDA Fund	-	-	-	-	-	-	-
10-10-8582 Transfer To - Capital Projects Fund	1,725,000	695,000	300,000	350,000	350,000	1,350,000	350,000
10-10-8584 Transfer To - Court Security Fund	-	-	-	-	-	-	-
10-10-8586 Transfer To - PEG Fee Fund	-	-	-	-	-	-	-
10-10-8592 Transfer To - Parks Fund	100,000	15,500	25,000	289,100	289,100	429,100	289,000
Total Transfer-Out	1,825,000	1,085,500	640,751	958,680	958,680	2,098,680	818,885
Total Administration Expenditures	3,301,691	2,120,396	1,823,951	2,555,282	2,555,282	3,622,167	2,650,583

Significant increases include a corporate communications officer added to salaries (10-10-5000) and other associated personnel services line items to accompany the position, more funding for janitorial cleaning services (10-10-5220) as more personnel are added, legal fees (10-10-5400), storm recovery charges (10-10-5423) for the winter blackouts so ERCOT can recoup losses, website administration (10-10-5442) as we expand usage with CivicClerk and other platforms, and telephone charges (10-10-5445) which have been shifted to administration to track charges more easily as dividing charges among departments is arbitrary and inefficient.

City of Manvel, Texas

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LIBRARY

DEPARTMENTAL VISION STATEMENT

To make readily available to the community educational materials and services that will promote excellence in informational, recreational, and instructive pursuits. Seek to encourage activities and ideas that will stimulate, enrich and expand interests of patrons of all ages.

FUNCTIONS

- Administration

The Manvel library is part of the Brazoria County Library System. The City of Manvel provides assistance with rental space, utilities, and a shared book program designed to supplement the materials provided by the library system to ensure the best access to high-demand resources for the patrons of the Manvel branch. The major programs that occur at the branch are weekly story times, songs and crafts for preschoolers.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
No City Employees	-	-	-	-	-

City of Manvel, Texas

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	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Library Expenditures							
Commodities							
10-15-5220 Janitorial Supplies & Cleaning	2,917	3,201	3,361	5,000	5,000	3,495	5,000
10-15-5230 Office Expense	-	-	-	-	-	-	-
10-15-5243 Small Furniture & Fixtures	-	3,188	-	2,000	2,000	211	2,000
Total Commodities	2,917	6,390	3,361	7,000	7,000	3,706	7,000
Contractual Services							
10-15-5380 Building Repair & Maintenance	10,394	1,962	2,342	2,500	2,500	226	2,500
10-15-5420 Electricity	3,176	5,607	5,031	5,500	5,500	4,709	5,500
10-15-5445 Telephone	1,167	961	987	2,000	2,000	951	1,500
10-15-5459 Lease Expense - Library	46,200	66,000	66,000	70,000	70,000	68,400	72,500
Total Contractual Services	60,937	74,531	74,361	80,000	80,000	74,286	82,000
Other Services							
10-15-5670 Book Plan - Library	3,193	3,193	3,193	3,300	3,300	3,193	3,300
Total Other Services	3,193	3,193	3,193	3,300	3,300	3,193	3,300
Capital Outlays							
10-15-6040 Capital Outlay - Furniture & Fixtures	-	-	-	-	-	-	-
Total Capital Outlays	-	-	-	-	-	-	-
Total Library Expenditures	67,047	84,113	80,915	90,300	90,300	81,185	92,300

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

FINANCE

DEPARTMENTAL VISION STATEMENT

To provide excellent financial reporting and budgeting services, safeguard city assets and deliver excellent customer service.

FUNCTIONS

- Administration
- Accounting & Budget
- Purchasing
- Utility Billing

The Finance Department has general responsibility for the financial administration of the City. The department is responsible for budget preparation/coordination, recording/documenting all financial transactions, idle fund investments, debt management, risk management, tax collection, centralized cash receipts, accounts receivable, capital improvement projects, contract management, grant management, payroll, purchasing goods/services for the City, and payment of all invoices.

The Finance Department maintains the books and records for the City financial activities. It is responsible for protecting the assets of the City and managing the risk of its operations. Purchases of goods and services are monitored by this department in accordance with state law. Contracts and invoices are processed, and checks are prepared accordingly. Payroll timesheets are checked for quality control and bi-weekly payroll is performed in this department. Investment of available funds is also performed by the Finance Director.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Finance Director	1	1	1	1	1
Accounting Technician	1	1	1	1	1
Accountant	-	1	1	1	1
Total	2	3	3	3	3

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Finance Expenditures							
Personnel Services							
10-20-5000 Salaries	183,425	184,927	211,198	298,703	298,703	206,950	309,792
10-20-5002 Overtime	479	178	195	500	500	367	500
10-20-5003 Holiday Pay	-	-	-	-	-	-	-
10-20-5006 Longevity	660	780	840	1,020	1,020	900	1,020
10-20-5007 Part Time Wages	6,390	3,688	-	-	-	-	-
10-20-5010 FICA Expense	13,724	13,245	15,611	22,967	22,967	21,179	23,815
10-20-5012 Unemployment Insurance	-	487	-	-	-	-	-
10-20-5030 Health Insurance	24,679	26,839	28,045	36,971	36,971	22,571	36,968
10-20-5031 Vision Insurance	306	314	328	432	432	267	473
10-20-5032 Life & LTD	823	730	855	1,249	1,249	760	1,326
10-20-5033 Dental	1,280	1,319	914	1,808	1,808	728	1,807
10-20-5034 Retirement	23,419	22,065	23,452	30,833	30,833	21,450	30,034
10-20-5035 Cell Phone Allowance	138	-	-	-	-	-	-
10-20-5038 Flex Admin Expense	96	128	98	192	192	119	178
10-20-5039 Flex Card - Health Ins	867	1,062	814	1,600	1,600	802	1,600
10-20-5040 Workers Compensation	1,081	316	451	581	581	468	602
Total Personnel Services	257,367	256,079	282,801	396,856	396,856	276,559	408,115
Commodities							
10-20-5210 Supplies	-	-	-	-	-	-	-
10-20-5230 Office Expense	3,940	2,208	2,413	3,000	3,000	4,247	4,000
10-20-5240 Minor Tools & Equipment	2,907	1,007	-	2,500	2,500	2,063	2,500
Total Commodities	6,847	3,215	2,413	5,500	5,500	6,310	6,500
Contractual Services							
10-20-5418 Employment Testing	-	-	-	-	-	-	150
10-20-5440 Computer Maintenance/Support	-	27,021	15,738	45,000	45,000	18,075	30,000
10-20-5441 Computer Software	8,410	13,523	-	-	-	-	-
10-20-5450 Tax Assessor Fees	1,764	2,476	3,428	4,000	4,000	4,017	4,500
10-20-5475 Accounting Fee Expense	3,500	3,780	4,190	4,000	4,000	4,667	4,500
10-20-5477 Audit & Professional Fees	32,920	23,523	23,936	30,000	30,000	22,615	30,000
10-20-5479 Appraisal Fees	25,534	23,378	32,804	37,500	37,500	35,041	40,000
Total Contractual Services	72,128	93,701	80,096	120,500	120,500	84,415	109,150
Other Services							
10-20-5615 Bank/Credit Card Processing Fees	15	15	-	100	100	127	200
10-20-5622 Dues & Subscriptions	-	1,596	77	1,000	1,000	920	1,500
10-20-5645 Training & Travel	5,365	2,130	1,045	4,000	4,000	460	4,000
10-20-5650 Mileage	184	179	-	400	400	-	200
Total Other Services	5,564	3,920	1,122	5,500	5,500	1,507	5,900
Total Finance Expenditures	341,906	356,915	366,433	528,356	528,356	368,791	529,665

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

INFORMATION TECHNOLOGY

DEPARTMENTAL VISION STATEMENT

To maintain computer hardware, software, network capabilities and peripherals to support all City buildings and equipment so employees may provide uninterrupted service to the citizens of Manvel.

FUNCTIONS

- Computer Hardware
- Software/Programs
- Network Security
- Phones and Peripherals

The information Technology Department is responsible for the hardware and software functionality on all computers for the City. Network security/functionality and data safety are also duties of the IT Department. This includes servers and desktop/laptop models down to timeclock units used for clocking in and out at other City buildings.

Computers and technology are ever-changing and evolving, so the IT Department is also involved with upgrades to hardware and software to stay current with data safety and program use. This ranges from upgrading applications and hardware on individual computers to changing software platforms for entire departments.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
IT/Network Manager	-	-	1	1	1
Systems Administrator	-	-	1	1	1
Cyber Security Technician	-	-	-	-	1
Total	-	-	2	2	3

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Information Tech Expenditures							
Personnel Services							
10-25-5000 Salaries	-	-	136,192	143,647	143,647	146,742	213,713
10-25-5006 Longevity	-	-	60	180	180	180	300
10-25-5007 Part Time Wages	-	-	-	-	15,000	2,720	-
10-25-5010 FICA Expense	-	-	10,420	11,072	11,072	11,448	16,441
10-25-5012 Unemployment Insurance	-	-	-	-	-	-	-
10-25-5030 Health Insurance	-	-	18,330	18,486	18,486	17,550	27,726
10-25-5031 Vision Insurance	-	-	214	216	216	207	355
10-25-5032 Life Insurance & LTD	-	-	564	604	604	575	922
10-25-5033 Dental Insurance	-	-	488	904	904	867	1,355
10-25-5034 Retirement	-	-	15,082	14,864	14,864	15,059	20,734
10-25-5035 Cell Phone Allowance	-	-	911	900	900	863	900
10-25-5036 Auto Allowance	-	-	-	-	-	-	-
10-25-5038 Flex Spend Admin	-	-	49	96	96	92	133
10-25-5039 Flex Card Spending	-	-	409	800	800	767	1,200
10-25-5040 Workers Compensation	-	-	163	280	280	225	416
Total Personnel Services	-	-	182,882	192,049	207,049	197,296	284,195
Commodities							
10-25-5230 Office Expense	-	-	7,915	5,000	5,000	6,600	6,500
10-25-5240 Minor Tools & Equipment	-	-	3,433	4,000	4,000	8,695	6,500
Total Commodities	-	-	11,347	9,000	9,000	15,295	13,000
Contractual Services							
10-25-5418 Employment Testing	-	-	-	-	-	-	300
10-25-5440 Computer Maintenance/Support	-	-	42,590	64,000	64,000	77,970	185,000
10-25-5441 Computer Software	-	-	17,348	20,000	20,000	19,893	25,000
10-25-5442 Website Administration	-	-	3,101	-	-	-	-
10-25-5443 Computer Replacement	-	-	14,383	15,000	15,000	15,836	50,000
10-25-5446 Uniforms	-	-	838	1,000	1,000	-	750
Total Contractual Services	-	-	78,261	100,000	100,000	113,699	261,050
Other Services							
10-25-5622 Dues & Subscriptions	-	-	18,183	38,000	38,000	46,944	60,000
10-25-5645 Training & Travel	-	-	1,221	7,000	7,000	1,384	10,000
10-25-5650 Mileage	-	-	1,402	2,000	2,000	-	-
10-25-5800 Professional Services	-	-	-	50,000	35,000	-	-
Total Other Services	-	-	20,806	97,000	82,000	48,328	70,000
Total Information Tech Expenditures	-	-	293,297	398,049	398,049	374,619	628,245

Significant increases will be the addition of a cyber security technician (10-25-5000) and the personnel costs associated with a new position, computer maintenance/support (10-25-5440) for additional support for the SCADA system and off-site backup, computer replacement (10-25-5443) to replace aging equipment and provide computers and software for new hires, and dues & subscriptions (10-25-5622) which includes licensed software that will be needed by new hires as well.

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

MUNICIPAL COURT

DEPARTMENTAL VISION STATEMENT
To provide excellence in service, preserve and manage court records, and provide access to legal documents filed in our office.

FUNCTIONS
• Citations
• Court Dockets
• Warrants
• Collections

The Manvel Municipal Court handles Class-C fine-only criminal misdemeanor and City Ordinance violations. The Manvel Municipal Court has a Presiding Judge, Alternate Judges, Court Administrator and Deputy Court Clerks.

The Court Administrator supervises the clerical staff of the Municipal Court. All court staff works closely with other city departments to ensure the vision of the municipal court is carried out effectively, efficiently and impartially.

The functions or duties of the Court Clerks include: processing citations, accepting and preparing complaints, scheduling cases, preparing dockets, notifying defendants of hearings, maintaining all court records (including complaints, citations, warrants, pleadings and judgments), preparing state reports and preparing affidavits and appeals. The Court Clerks record and properly disburse funds for fines collected. The Clerks maintain the collection agency program and the failure to appear reporting program under a contract with DPS, the City and Omni Base. The Clerks also prepare jury summons, prepare subpoenas and manage other associated duties of trial preparation.

The Municipal Court Judges preside over all arraignment hearings, sign arrest and capias pro fine warrants, preside over trials (both jury and non-jury), set bonds, and perform magistrate functions for prisoners and juveniles.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Court Administrator	1	1	1	1	1
Deputy Court Clerk	1	2	2	2	2
Total	2	2	3	3	3
Part-time Deputy Court Clerk	-	-	-	-	2
Presiding Judge	1	1	1	1	1
Alternate Judge	1	1	1	1	1

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Court Expenditures							
Personnel Services							
10-30-5000 Salaries	106,043	146,010	152,249	188,612	188,612	148,176	219,627
10-30-5002 Overtime	253	238	999	1,500	1,500	1,614	2,000
10-30-5003 Holiday Pay	-	-	-	-	-	-	-
10-30-5006 Longevity	840	960	900	960	960	960	60
10-30-5010 FICA Expense	7,806	10,484	11,317	14,617	14,617	11,288	16,959
10-30-5012 Unemployment Insurance	-	486	-	-	-	-	-
10-30-5030 Health Insurance	23,227	28,084	25,557	27,728	27,728	24,604	27,726
10-30-5031 Vision Insurance	288	329	299	324	324	291	355
10-30-5032 Life & LTD	522	589	557	617	617	539	602
10-30-5033 Dental	1,204	1,510	1,250	1,356	1,356	1,215	1,355
10-30-5034 Retirement	13,483	15,386	14,792	14,488	14,488	14,366	12,801
10-30-5038 Flex	89	146	133	144	144	119	133
10-30-5039 Flex Card - Health Ins	900	954	1,106	1,200	1,200	987	1,200
10-30-5040 Workers Compensation	652	316	298	370	370	298	429
Total Personnel Services	155,308	205,491	209,456	251,916	251,916	204,457	283,247
Commodities							
10-30-5222 Postage	787	766	977	900	900	640	500
10-30-5230 Office Expense	4,270	3,430	2,686	3,500	3,500	3,370	3,000
10-30-5240 Minor Tools & Equipment	1,934	770	-	1,000	1,000	553	2,000
Total Commodities	6,991	4,966	3,663	5,400	5,400	4,563	5,500
Contractual Services							
10-30-5405 Jail Housing	270	450	-	500	500	-	500
10-30-5410 Magistrating Expenses	4,500	419	-	2,000	2,000	-	-
10-30-5418 Employment Testing	-	-	-	-	-	-	150
10-30-5440 Computer Maintenance/Support	7,677	8,067	10,264	12,000	12,000	14,056	12,500
10-30-5441 Computer Software	-	-	-	-	-	-	-
10-30-5445 Telephone	1,233	1,121	1,325	1,400	1,400	543	1,500
10-30-5448 Court Interpreter	4,200	5,800	3,350	6,400	6,400	4,133	5,000
10-30-5451 Prosecuting Attorney	14,925	20,700	25,813	35,000	35,000	20,850	31,000
10-30-5485 Municipal Court Judge	19,706	5,188	-	-	-	-	-
10-30-5580 Warrant Fees	24,200	21,683	24,496	21,000	21,000	15,657	25,000
Total Contractual Services	76,711	63,427	65,247	78,300	78,300	55,239	75,650
Other Services							
10-30-5615 Credit Card Processing Fees	2,963	2,677	4,288	4,500	4,500	2,959	4,500
10-30-5622 Dues & Subscriptions	40	305	337	3,750	3,750	4,347	4,000
10-30-5634 Jury cost	821	776	186	1,100	1,100	-	-
10-30-5645 Training & Travel	1,025	1,421	928	2,000	2,000	3,533	4,000
10-30-5650 Mileage	69	157	-	375	375	-	250
Total Other Services	4,919	5,336	5,739	11,725	11,725	10,839	12,750
Total Court Expenditures	243,929	279,222	284,105	347,341	347,341	275,097	377,147

The only significant increase for the Municipal Court will be the addition of two part-time employees (10-30-5000) and the FICA expense associated with the additions.

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

DEVELOPMENT SERVICES

DEPARTMENTAL VISION STATEMENT

To encourage high quality, sustainable and equitable growth and development of Manvel by facilitating more options for abundant housing, thriving neighborhoods, exceptional design in architecture and public spaces, preservation of historic resources, innovative regulatory practices, safe and durable buildings, attentive customer service, and resident involvement.

FUNCTIONS

- Planning
- Engineering
- Permits
- Inspections
- GIS

The Development Services Department is responsible for the orderly and logical growth of the City by providing professional support to citizens, developers, builders, and contractors. The Department also provides support to the City Council, appointed boards and commissions, and other City departments. The Development Services Department is responsible for the implementation of the Code of Ordinances, Building Codes, and other adopted plans through review of planning and zoning regulations, construction plans, inspections, permits, and new policies or amendments. The Department also provides GIS services with an overarching goal of fulfilling the geospatial demands and mapping needs for all City departments, staff and personnel, as well as citizens and businesses.

	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Development Services Director	1	1	1	1	1
Permits Specialist	2	2	2	2	3
Planner	-	-	-	1	1
GIS Specialist	-	-	-	1	1
Assistant City Engineer	-	-	-	-	1
Associate Planner	-	-	-	-	1
Administrative Assistant	-	-	-	-	1
Total	3	3	3	5	9

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Development Services Expenditures							
Personnel Services							
10-40-5000 Salaries	86,322	170,527	184,826	269,813	299,813	216,390	645,750
10-40-5002 Overtime	151	1,715	1,433	2,000	2,000	855	1,500
10-40-5003 Holiday Pay	-	-	-	-	-	-	-
10-40-5006 Longevity	900	900	1,020	1,200	1,200	1,200	1,440
10-40-5010 FICA Expense	5,636	11,801	13,391	20,886	24,086	15,791	116,265
10-40-5012 Unemployment Insurance	-	61	-	-	-	-	-
10-40-5030 Health Insurance	15,243	19,552	28,045	41,592	44,742	30,548	92,419
10-40-5031 Vision Insurance	189	229	328	487	527	361	1,183
10-40-5032 Life & LTD	363	761	632	1,159	1,309	737	2,811
10-40-5033 Dental	790	1,051	1,371	2,034	2,209	1,509	4,517
10-40-5034 Retirement	11,116	20,422	20,705	28,038	31,138	22,500	62,582
10-40-5035 Cell Phone Allowance	-	-	-	-	-	-	-
10-40-5038 Flex	78	142	146	217	247	138	444
10-40-5039 Flex Card - Health Ins	700	1,185	1,214	1,800	1,955	1,151	4,001
10-40-5040 Workers Compensation	550	316	396	528	528	425	1,255
Total Personnel Services	122,038	228,661	253,507	369,754	409,754	291,606	934,167
Commodities							
10-40-5230 Office Expense	846	3,472	1,690	4,000	4,000	2,122	4,000
10-40-5240 Minor Tools & Equipment	8,849	4,633	172	20,000	20,000	13,103	20,000
10-40-5260 Apparel	-	-	-	-	-	-	2,000
Total Commodities	9,695	8,105	1,862	24,000	24,000	15,225	26,000
Contractual Services							
10-40-5360 Plat Fees	39,338	46,353	26,746	35,000	35,000	3,280	-
10-40-5412 Plan Reviews	173,040	254,397	159,643	175,000	175,000	118,644	175,000
10-40-5418 Employment Testing	-	-	-	-	-	-	600
10-40-5438 County Recording Fees	-	-	-	-	-	-	-
10-40-5439 Inspections	422,819	625,045	503,168	600,000	560,000	321,013	500,000
10-40-5440 Computer Maintenance/Support	10,000	11,000	9,840	17,333	17,333	19,837	58,940
10-40-5441 Computer Software	-	-	-	-	-	-	-
Total Contractual Services	645,197	936,795	699,397	827,333	787,333	462,775	734,540
Other Services							
10-40-5615 Credit Card Processing Fees	7,905	12,222	18,080	12,500	12,500	33,960	42,500
10-40-5622 Dues & Subscriptions	-	-	-	-	-	-	2,500
10-40-5625 Publications	-	-	-	-	-	-	-
10-40-5645 Training & Travel	-	3,260	1,577	8,000	8,000	2,582	8,000
10-40-5650 Mileage	-	-	-	500	500	22	250
10-40-5700 Vehicle/Equip Replacement Fees	-	-	15,000	-	-	-	7,500
10-40-5800 Eng/Consulting/Planning Fees	40,381	62,514	65,010	75,000	75,000	28,724	75,000
Total Other Services	48,286	77,996	99,667	96,000	96,000	65,289	135,750
Capital Outlays							
10-40-6010 Capital Outlay - Technology	-	-	-	-	-	-	-
10-40-6030 Capital Outlay - Vehicle	-	-	-	-	-	-	-
Total Capital Outlays	-	-	-	-	-	-	-
Total Development Services Expenditures	825,216	1,251,558	1,054,433	1,317,087	1,317,087	834,894	1,830,457

Significant increases for the Development Services department include 4 new positions (10-40-5000) and the personnel costs associated with new hires, computer maintenance/support (10-40-5440) for the MyGov update and new hires needing software platforms, and credit card processing fees (10-40-5615) which increase as the City grows and sees payments for permits using credit cards increase.

City of Manvel, Texas

===== FY2020-21 ANNUAL BUDGET =====

PUBLIC WORKS

DEPARTMENTAL VISION STATEMENT

To provide public infrastructure and municipal services that protect and enrich the daily lives of those who live, work, and visit the City of Manvel.

FUNCTIONS

- Streets and Sign Maintenance
- Parks
- Drainage
- Facility Maintenance
- Fleet Maintenance

The Department of Public Works is responsible for repairs and maintenance of the City's streets, roadway construction, right-of-way, storm drains, parks, trees, buildings and related facilities.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Public Works Director	1	1	1	-	-
Director of Community Services	-	-	-	1	1
Street Superintendent	1	1	1	1	1
Heavy Equipment Operator	3	3	3	3	3
Maintenance Worker	3	4	4	4	6
Administrative Assistant	-	-	-	-	1
Total	8	9	9	9	12
Part-time Maintenance Worker	2	2	2	2	1

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Public Works Expenditures							
Personnel Services							
10-50-5000 Salaries	308,317	369,475	351,061	442,622	407,622	350,276	584,007
10-50-5002 Overtime	2,367	3,642	3,801	4,000	4,000	4,597	4,000
10-50-5003 Holiday Pay	-	-	-	-	-	-	-
10-50-5006 Longevity	4,440	3,000	3,480	1,860	1,860	1,680	1,440
10-50-5007 Part Time Wages	2,040	8,308	2,949	9,100	9,100	4,809	7,280
10-50-5010 FICA Expense	22,928	26,474	25,931	35,120	35,120	26,102	45,696
10-50-5012 Unemployment Insurance	-	1,296	-	-	-	-	-
10-50-5030 Health Insurance	58,793	77,178	68,388	83,185	83,185	66,779	110,903
10-50-5031 Vision Insurance	729	912	800	973	973	789	1,420
10-50-5032 Life & LTD	1,226	1,719	1,462	1,953	1,953	1,374	2,638
10-50-5033 Dental	3,049	4,148	3,368	4,067	4,067	3,298	5,420
10-50-5034 Retirement	39,597	44,769	39,684	46,213	46,213	36,894	56,925
10-50-5035 Cell Phone Allowance	485	1,869	1,691	1,500	1,500	931	600
10-50-5038 Flex	233	352	312	433	433	344	533
10-50-5039 Flex Card - Health Ins	2,067	2,941	2,592	3,601	3,601	2,865	4,801
10-50-5040 Workers Compensation	20,426	19,167	17,307	11,635	11,635	9,375	16,238
10-50-5099 Salary Reserve	-	-	-	-	-	-	-
Total Personnel Services	466,696	565,252	522,825	646,262	611,262	510,113	841,901
Commodities							
10-50-5212 Safety Equipment/Supplies	1,914	2,190	2,935	3,000	3,000	3,870	8,000
10-50-5220 Janitorial Supplies & Cleaning	496	822	1,172	1,000	1,000	4,441	6,000
10-50-5225 Fuel	38,571	41,230	35,402	45,000	45,000	35,135	50,000
10-50-5230 Office Expense	3,730	1,262	2,072	2,500	2,500	3,312	2,500
10-50-5235 Street Signs	8,780	13,146	8,086	13,000	13,000	20,738	26,000
10-50-5240 Minor Tools & Equipment	7,235	11,368	8,114	10,000	10,000	13,891	15,000
10-50-5250 Road Materials	38,212	40,819	55,482	65,000	65,000	48,673	65,000
10-50-5252 Road Repair-Pipeline Reimbursed	-	1,408	-	-	-	-	-
Total Commodities	98,938	112,245	113,263	139,500	139,500	130,061	172,500

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Contractual Services							
10-50-5375 Bridge Repairs	-	169	-	-	-	-	-
10-50-5376 Sidewalk Repairs	20,563	32,461	17,107	30,000	30,000	32,323	45,000
10-50-5418 Employment Testing	-	-	-	-	-	-	1,000
10-50-5420 Electricity	-	-	-	-	-	-	3,500
10-50-5421 Electrical Service	3,015	3,541	3,522	3,500	3,500	2,659	-
10-50-5432 Rental Equipment	16,860	38,991	31,847	25,000	25,000	33,615	35,000
10-50-5436 Communications Expense	938	1,211	2,867	1,500	1,500	1,907	2,000
10-50-5437 Striping	-	19,589	14,419	30,000	30,000	170	35,000
10-50-5445 Telephone	85	-	-	-	-	69	-
10-50-5446 Uniforms	7,310	9,639	11,157	10,000	10,000	11,685	8,000
10-50-5453 Grounds Maintenance - Croix	-	-	-	-	-	-	-
10-50-5455 Leased Property	935	935	1,029	1,000	1,000	1,371	1,500
10-50-5456 Ditch Mowing	56,601	35,735	32,393	45,000	45,000	1,481	45,000
10-50-5457 Clean up/Trash Disposal	-	5,673	7,104	10,000	10,000	2,626	10,000
10-50-5480 Contract Labor - Public Works	-	-	-	-	-	-	-
10-50-5550 Radio Usage	4,428	5,412	5,412	5,500	5,500	5,500	5,500
10-50-5570 Ditch Cleaning	6,787	44,144	26,638	50,000	50,000	39,027	50,000
Total Contractual Services	117,524	197,500	153,495	211,500	211,500	132,432	241,500
Other Services							
10-50-5618 Job Recruiting	110	-	-	1,000	1,000	-	-
10-50-5635 Building Repair/Maintenance	13,780	16,325	13,240	20,000	20,000	4,072	15,000
10-50-5638 Vehicle Repairs/Maintenance	42,052	36,127	51,638	50,000	50,000	48,975	55,000
10-50-5640 Street Repairs	171,194	174,812	-	175,000	175,000	57,851	175,000
10-50-5645 Training & Travel	1,362	244	30	5,000	5,000	787	10,000
10-50-5700 Vehicle/Equip Replacement Fees	97,621	112,434	91,000	90,000	90,000	70,778	95,000
10-50-5800 Professional Services	-	-	-	50,000	50,000	-	-
Total Other Services	326,118	339,941	155,907	391,000	391,000	182,463	350,000
Capital Outlays							
10-50-6020 Capital Outlay - Equipment	9,773	29,696	-	-	-	-	-
10-50-6030 Capital Outlay - Vehicle	-	-	-	-	35,000	436,590	80,000
10-50-6035 Capital Outlay - Street Reconstruction	-	282,694	7,331	300,000	300,000	300,000	300,000
10-50-6070 Capital Outlay - Improvements	17,427	-	-	-	-	-	-
Total Capital Outlays	27,200	312,390	7,331	300,000	335,000	736,590	380,000
Total Public Works Expenditures	1,036,476	1,527,329	952,821	1,688,262	1,688,262	1,691,658	1,985,901

Significant increases for the Public Works department include the addition of 3 positions (10-50-5000) and the personnel costs associated with those positions, street signs (10-50-5235) to upgrade and install new signage, sidewalk repairs (10-50-5376) to address more of the repairs needed, and capital outlay – vehicle (10-50-6030) for vehicles for the new personnel.

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

FIRE MARSHAL/CODE ENFORCEMENT

DEPARTMENTAL VISION STATEMENT

To make the City of Manvel a safe place to live, work, and visit, by protecting individuals, preserving property, promoting a clean community and maintaining an exceptional quality of life.

FUNCTIONS

- Fire Marshal
- Code Enforcement
- Fire Training/Public Education

The Fire Marshal Department is responsible for conducting plan reviews of commercial buildings and performing inspections of new and existing structures within the city and ETJ to ensure they meet current Fire Codes and City ordinances. The Fire Marshal Department responds to fire incidents to determine the origin and cause, investigate activities leading up to the fire, interview witnesses and makes arrests as needed. The Fire Marshal Department also inspects new and existing occupancies to maintain code requirements in buildings and properties to protect individuals from fire and life safety hazards. The Fire Marshal Department also responds to complaints of property violations such as tall grass/weeds and trash/debris on properties and assists the owners to bring the properties cleaned up to Code.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Director of Fire Safety/CE	-	-	-	-	1
Fire Marshal	1	1	1	1	1
Deputy Fire Marshal	1	1	1	1	1
Code Enforcement Officer	1	1	1	2	2
Total Full-Time Employees	3	3	3	4	5

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Fire Marshal/CE Expenditures							
Personnel Services							
10-70-5000 Salaries	112,677	169,309	175,435	235,539	235,539	98,995	332,731
10-70-5002 Overtime	116	969	1,287	1,500	1,500	318	1,500
10-70-5003 Holiday Pay	-	-	-	-	-	-	-
10-70-5006 Longevity	660	840	900	1,080	1,080	780	840
10-70-5010 FICA Expense	8,472	12,234	13,326	18,216	18,216	7,533	25,633
10-70-5012 Unemployment Insurance	-	486	-	-	-	-	-
10-70-5030 Health Insurance	18,872	28,439	28,664	36,971	36,971	14,265	46,210
10-70-5031 Vision Insurance	234	333	335	432	432	169	592
10-70-5032 Life & LTD	534	757	720	1,013	1,013	352	1,447
10-70-5033 Dental	979	1,529	1,450	1,808	1,808	704	2,258
10-70-5034 Retirement	14,414	20,308	19,568	24,455	24,455	10,421	32,326
10-70-5035 Cell Phone Allowance	-	346	-	-	-	-	-
10-70-5038 Flex	80	148	97	192	192	75	222
10-70-5039 Flex Card - Health Ins	884	1,231	810	1,600	1,600	624	2,000
10-70-5040 Workers Compensation	2,717	316	2,500	978	978	788	1,376
10-70-5099 Salary Reserve	-	-	-	-	-	-	-
Total Personnel Services	160,638	237,245	245,094	323,784	323,784	135,025	447,135
Commodities							
10-70-5217 Public Education & Materials	1,322	795	-	2,000	2,000	-	1,000
10-70-5222 Postage	185	65	48	150	150	20	200
10-70-5225 Fuel	2,599	2,982	2,497	4,000	4,000	1,947	4,000
10-70-5230 Office Expense	334	3,027	1,700	3,000	3,000	480	3,000
10-70-5240 Minor Tools & Equipment	53,179	7,679	1,990	26,000	26,000	3,768	10,000
Total Commodities	57,620	14,547	6,236	35,150	35,150	6,214	18,200
Contractual Services							
10-70-5350 Fire Marshal Services	-	-	-	-	-	-	-
10-70-5400 Legal Fees	-	-	-	-	-	6,900	-
10-70-5418 Employment Testing	-	-	-	-	-	-	450
10-70-5432 Rental Equipment	3,313	3,313	3,313	6,000	6,000	-	2,500
10-70-5440 Computer Maintenance/Support	4,800	4,960	4,943	5,000	5,000	4,920	7,500
10-70-5441 Computer Software	460	840	-	1,900	1,900	-	-
10-70-5445 Telephone	2,348	4,708	6,969	6,000	6,000	6,177	6,500
10-70-5446 Uniforms	630	5,821	2,122	3,000	3,000	1,966	3,000
10-70-5452 Code Enforcement/Abatement	-	969	-	15,000	15,000	800	20,000
10-70-5550 Radio Usage	2,568	2,952	2,952	3,250	3,250	3,250	3,250
Total Contractual Services	14,119	23,562	20,298	40,150	40,150	24,013	43,200
Other Services							
10-70-5622 Dues & Subscriptions	1,157	838	671	1,250	1,250	236	1,250
10-70-5638 Vehicle Repairs/Maintenance	1,729	1,678	674	3,000	3,000	1,982	3,500
10-70-5645 Training & Travel	1,280	2,522	3,536	8,500	8,500	1,907	5,500
10-70-5660 Investigative Expense	(214)	-	-	2,000	2,000	-	1,000
10-70-5700 Vehicle/Equip Replacement Fees	28,701	26,989	18,000	20,000	20,000	14,000	20,000
10-70-5701 Legal Fees	-	-	-	-	-	-	-
10-70-5800 Professional Services	-	-	-	-	-	6,590	-
Total Other Services	32,654	32,028	22,881	34,750	34,750	24,715	31,250
Capital Outlays							
10-70-6020 Capital Outlay - Equipment	-	-	-	-	-	-	-
10-70-6030 Capital Outlay - Vehicle	34,868	-	-	35,000	35,000	-	-
Total Capital Outlays	34,868	-	-	35,000	35,000	-	-
Total Fire Marshal/CE Expenditures	299,899	307,382	294,508	468,834	468,834	189,967	539,785

Significant increases for the Fire Marshal department include hiring of one position (10-70-5000) and the personnel costs associated, and the increase for code enforcement/abatement (10-70-5452) to account for increased property enforcement cost increases.

City of Manvel, Texas

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EMERGENCY MANAGEMENT

DEPARTMENTAL VISION STATEMENT

To provide timely and effective emergency management services to the citizens, visitors and City staff.

FUNCTIONS

- Emergency Management

During FY2017, the City Manager was appointed as the Emergency Management Director and the Fire Marshal was appointed as the Assistant Emergency Management Coordinator. The Police Chief has since assumed the Assistant position. This department performs the functions of planning, preparation, recovery and reduction of the impact of any type of disaster that could affect the City.

City departments also assist with particular responsibilities through an Emergency Operations Plan and would act accordingly to the plan if the City experienced any disaster. The City receives various levels of training and periodically performs different types of emergency response exercises in order to meet the state and federal guidelines and measure the preparedness level of all departments.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Emergency Management Director (City Manager)	1	1	1	1	1
Asst. Emergency Management Coordinator (Police Chief)	1	1	1	1	1
Total Officers	2	2	2	2	2

City of Manvel, Texas

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	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Emergency Management Expenditures							
Personnel Services							
10-71-5000 Salaries - Disaster	-	-	4,286	-	-	-	-
10-71-5002 Overtime - Disaster	-	-	3,717	-	-	-	-
10-71-5010 FICA Expense - Disaster	-	-	116	-	-	-	-
10-71-5034 Retirement - Disaster	-	-	861	-	-	-	-
10-71-7600 Disaster - Regular Pay	-	-	619	-	-	-	-
10-71-7601 Disaster - Overtime Pay	-	-	-	-	-	-	-
10-71-7602 Disaster - FICA Expense	(52)	-	-	-	-	-	-
10-71-7603 Disaster - WC Expense	-	-	-	-	-	-	-
10-71-7604 Disaster - Retirement Expense	-	-	-	-	-	-	-
10-71-7606 Disaster - TWC Expense	-	-	-	-	-	-	-
Total Personnel Services	(52)	-	9,599	-	-	-	-
Commodities							
10-71-5217 Public Education & Materials	-	-	-	-	-	-	-
10-71-5222 Postage	-	-	-	-	-	-	-
10-71-5225 Fuel	-	-	-	2,000	2,000	-	-
10-71-5230 Office Expense	-	-	-	-	-	-	-
10-71-5240 Minor Tools & Equipment	4,195	952	14,693	30,000	30,000	800	30,000
Total Commodities	4,195	952	14,693	32,000	32,000	800	30,000
Contractual Services							
10-71-5441 Computer Software	-	-	-	-	-	-	-
10-71-5458 Maintenance Agreements	-	-	-	-	-	-	-
Total Contractual Services	-	-	-	-	-	-	-
Other Services							
10-71-5638 Vehicle Repairs/Maintenance	-	-	-	2,500	2,500	321	-
10-71-5645 Training & Travel	1,334	1,221	-	6,000	6,000	-	4,500
10-71-5700 Vehicle/Equip Replacement Fees	-	6,487	9,017	9,000	9,000	7,000	-
10-71-5748 Emergency Notification	-	4,376	4,376	5,000	5,000	4,376	5,000
10-71-5800 Professional Services	-	-	-	5,000	5,000	-	5,000
10-71-7605 Hurricane Harvey - Other Costs	72,222	-	-	-	-	-	-
10-71-7607 COVID 19 - Other Costs	-	-	-	-	-	-	-
10-71-7608 Disaster - General Expenses	-	-	2,317	250,000	250,000	-	500,000
Total Other Services	73,556	12,084	15,710	277,500	277,500	11,697	514,500
Capital Outlays							
10-71-6030 Capital Outlay - Vehicle	8,450	-	37,104	-	-	-	-
Total Capital Outlays	8,450	-	37,104	-	-	-	-
Total Emergency Management Expenditures	86,148	13,036	77,106	309,500	309,500	12,497	544,500

The only significant increase is for disaster – general expenses (10-71-7608) for funding for the City in case of a large emergency which is offset by a revenue transfer from a fund balance that has been set aside for emergency use if needed.

City of Manvel, Texas

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POLICE

DEPARTMENTAL VISION STATEMENT	FUNCTIONS
The members of the Manvel Police Department are committed to excellence in law enforcement and are dedicated to the people, traditions and diversity of our City.	• Administration • Criminal Investigations • Patrol • Communications • Support Staff

The Police Department is responsible for maintaining the safety of the citizens of the City of Manvel as well as the persons who travel to and visit our city. This is accomplished by vigilant patrol and rapid response to calls for service. The officers of the Police Department are responsible for enforcing Federal, State and Local Laws. The members of the Police Department take pride in the standard they set with the relationship between the community and their Police Department.

The Police Department is commanded by the Chief of Police who oversees the overall activities of the department and the different divisions. The Chief of Police writes and sets policy for the department, researches and compiles reports for criminal statistics, manages the department's budget and purchasing, approves leave and requested training, responds to assist on calls for service, enforces traffic and criminal law and any other duty that would maintain the efficiency of the department.

The Criminal Investigations Division (CID) consists of a Detective Sergeant and an Investigator. The Criminal Investigations Division is responsible for investigating reported criminal activity, obtaining arrest warrants and managing evidence. The CID responds to major criminal offenses, processes crime scenes and collects evidence for investigation and prosecution. They also process evidence for fingerprints or identifiers (such as DNA) that would positively determine a suspect in a case.

The Patrol Division is made up of Patrol Sergeants and Patrol Officers. The officers of the department are responsible for patrolling the city and enforcing Federal, State and Municipal Laws. Officers enforce traffic law, investigate accidents, respond to and handle calls for service, animal complaints, business and residential alarms, conduct vacation watches and close patrols. Officers write reports and investigate criminal activity which includes processing scenes for evidence, collecting evidence, submitting reports for investigation and prosecution, obtaining warrants for arrest and making arrests of individuals identified as suspects in criminal cases.

City of Manvel, Texas

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During fiscal year 2019-20, the department started the Traffic Division. The Traffic Division falls under the patrol operations of the department. Traffic officers are specially trained in collision re-construction and investigation, DWI enforcement and Impaired Driving investigations. They concentrate in high traffic areas or locations where the department has received complaints of speeding or reckless driving.

The department's Communications Division has five personnel assigned. Telecommunications Officers answer the incoming administrative phone calls, 911 emergency calls and dispatch for the Manvel Police Department, Manvel Fire Department and the Alvin Independent School District Police on weekends and holidays.

The department also created an Administrative Assistant/ Office Manager Position. This position handles the records management of the department, compiles data for monthly and quarterly reports, compiles data for the National Incident Base Reporting System (NIBRS) to be submitted monthly, and compiles public information records request. The Administrative Assistant also reviews reports and prepares the reports along with supporting documents to be submitted for prosecution. They monitor the records management system as well as the Computer Aided Dispatch (CAD) system to ensure the data entry is correct. Additionally, they monitor the training of the communications personnel and department personnel who have access to the Texas Law Enforcement Telecommunications System (TLETS) system, monitors the Mobile and Body Camera Systems, and is currently in training for the administrative role with the Records Management/CAD transition.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Police Chief	1	1	1	1	1
Police Captain	-	1	1	1	1
Patrol Sergeant	4	4	4	4	4
Administrative Sergeant	-	-	-	1	1
Detective Sergeant	1	1	1	1	1
Detective	1	1	1	2	2
Patrol Officer	12	14	14	14	22
Office Manager	-	1	1	1	1
Dispatch Supervisor	1	1	1	1	-
Dispatcher	5	4	4	4	7
Records Clerk	-	-	-	-	1
Total Full-Time Employees	25	28	28	30	41

City of Manvel, Texas

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	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Police Expenditures							
Personnel Services							
10-90-5000 Salaries	1,224,519	1,237,830	1,495,579	1,714,695	1,714,695	1,593,621	2,262,560
10-90-5001 Additional Compensation	58	-	-	-	-	-	-
10-90-5002 Overtime	16,330	18,824	47,659	25,000	25,000	38,713	35,000
10-90-5003 Holiday Pay	-	-	-	-	-	-	-
10-90-5006 Longevity	3,660	4,380	4,140	5,880	5,880	5,580	6,480
10-90-5008 Bailiff	704	-	-	-	-	-	-
10-90-5009 Certification	-	-	-	-	-	-	16,200
10-90-5010 FICA Expense	89,298	88,792	114,007	133,605	133,605	120,599	177,567
10-90-5012 Unemployment Insurance	-	4,050	-	-	-	-	-
10-90-5030 Health Insurance	217,389	218,500	239,387	277,283	277,283	240,721	360,435
10-90-5031 Vision Insurance	2,696	2,557	2,805	3,244	3,244	2,851	4,614
10-90-5032 Life & LTD	5,226	4,950	6,145	7,447	7,447	6,462	10,148
10-90-5033 Dental	11,160	11,746	11,812	13,558	13,558	11,916	17,616
10-90-5034 Retirement	112,372	149,411	171,287	179,363	179,363	169,076	223,932
10-90-5035 Cell Phone Allowance Expense	-	456	623	900	900	646	900
10-90-5038 Flex	717	921	1,168	1,444	1,444	1,176	1,732
10-90-5039 Flex Card - Health Ins	8,752	7,633	9,700	12,002	12,002	9,780	15,603
10-90-5040 Workers Compensation	19,843	22,878	21,593	27,476	27,476	22,137	36,772
10-90-5099 Salary Reserve	-	-	-	-	-	-	-
Total Personnel Services	1,712,725	1,772,928	2,125,905	2,401,897	2,401,897	2,223,278	3,169,559
Commodities							
10-90-5210 Supplies	2,061	2,455	2,468	4,000	4,000	1,015	3,000
10-90-5211 Supplies - Crime Prevention	(324)	705	325	2,000	2,000	1,095	1,500
10-90-5220 Janitorial Supplies & Cleaning	1,174	1,293	1,758	2,000	2,000	1,061	7,400
10-90-5222 Postage	613	558	664	1,500	1,500	865	1,000
10-90-5225 Fuel	48,254	39,014	47,906	55,000	55,000	43,800	55,000
10-90-5230 Office Expense	4,092	4,406	5,000	5,000	5,000	3,719	5,000
10-90-5240 Minor Tools & Equipment	72,993	78,237	6,327	55,000	55,000	18,293	80,000
Total Commodities	128,863	126,667	64,448	124,500	124,500	69,846	152,900

City of Manvel, Texas

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	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Contractual Services							
10-90-5364 Records & Evidence Storage	3,846	4,815	3,852	5,000	5,000	4,294	5,000
10-90-5370 Radio Repairs	615	339	1,150	1,000	1,000	-	1,000
10-90-5380 Building Repair & Maintenance	5,086	13,619	3,562	10,000	10,000	10,870	7,500
10-90-5418 Employment Testing	-	-	-	-	-	-	1,200
10-90-5420 Electricity	4,793	5,097	7,156	6,000	6,000	4,957	6,000
10-90-5430 Gas Utilities	278	257	273	3,000	3,000	247	400
10-90-5434 Bailiff - Security	-	-	-	-	-	-	-
10-90-5435 Safety & Water Testing	-	-	-	-	-	-	-
10-90-5436 Communications Expense	7,485	7,892	9,576	10,100	10,100	8,317	8,500
10-90-5440 Computer Maintenance/Support	900	42,186	13,821	-	-	-	2,500
10-90-5445 Telephone	19,599	20,741	28,908	22,000	22,000	31,695	22,000
10-90-5446 Uniforms	8,374	14,865	8,366	10,000	10,000	9,725	10,000
10-90-5458 Maintenance Agreements	56,588	62,485	155,003	75,835	75,835	108,156	85,000
10-90-5473 Animal Control Expense	33	69	20	250	250	172	250
10-90-5550 Radio Usage	17,712	18,696	19,188	18,750	18,750	18,750	22,000
Total Contractual Services	125,308	191,060	250,874	161,935	161,935	197,184	171,350
Other Services							
10-90-5618 Job Recruiting	690	640	385	800	800	1,147	750
10-90-5622 Dues & Subscriptions	451	507	750	1,000	1,000	1,260	1,000
10-90-5638 Vehicle Repairs/Maintenance	29,062	21,264	38,478	30,000	30,000	49,987	40,000
10-90-5645 Training & Travel	7,795	13,313	9,892	15,000	15,000	12,307	15,000
10-90-5646 Training - Mandatory	1,537	1,599	749	2,000	2,000	4,814	2,000
10-90-5659 Firearms/Taser	6,261	6,486	4,429	8,500	8,500	6,618	8,000
10-90-5660 Investigative Expense	1,310	820	1,320	3,000	3,000	3,734	2,500
10-90-5675 Education Reimbursement	-	-	-	500	500	-	-
10-90-5685 Jail Operations	-	-	248	400	400	-	400
10-90-5700 Vehicle/Equip Replacement Fees	115,975	138,207	65,000	65,000	65,000	50,555	65,000
Total Other Services	163,081	182,836	121,250	126,200	126,200	130,422	134,650
Capital Outlays							
10-90-6010 Capital Outlay - Technology	-	-	-	-	-	-	-
10-90-6020 Capital Outlay - Equipment	-	-	-	85,850	85,850	484,520	40,000
10-90-6030 Capital Outlay - Vehicle	44,514	54,564	-	90,000	90,000	74,734	300,000
10-90-6040 Capital Outlay - Furniture & Fixtures	-	-	-	-	-	-	-
10-90-6080 Capital Outlay - Building	-	13,758	-	-	-	-	20,000
Total Capital Outlays	44,514	68,322	-	175,850	175,850	559,254	360,000
Total Police Expenditures	2,174,491	2,341,813	2,562,478	2,990,382	2,990,382	3,179,984	3,988,459

Significant increases to the Police Department include the addition of 11 positions (10-90-5000) with four of those positions as half-year spots and all the personnel costs associated with new hires, minor tools & equipment (10-90-5240) for the supplies the new officers will need, vehicle repairs/maintenance (10-90-5638) for the work that will be needed on additional cars, capital outlay – vehicle (10-90-6030) for the purchase of cars to support the new hires, and capital outlay – building (10-90-6080) for workspace for the new positions.

City of Manvel, Texas

Section 7 - Special Revenue Funds



Community Impact Fee Fund

The Community Impact Fee Fund provides for the accounting of fees collected for the expansion of the water & wastewater system. These fees are calculated and reviewed according to state provisions.

Parks Fund

The Parks Fund provides for the accounting of committed funds for park land and development. This fund is designated as a Special Revenue Fund.

Hotel Occupancy Tax Fund

The Hotel Occupancy Tax Fund provides for the accounting of taxes collected from the hotels within the city. The collected money has to be spent on goods and services to promote tourism and the convention and hotel industry as per state law.

Municipal Jury Fund

The Municipal Jury Fund provides for the accounting of fees collected by the Municipal Court in accordance with state statute to provide for the payment to jury members who serve on a jury trial.

Court Security Fund

The Court Security Fund provides for the accounting of fees collected by the Municipal Court in accordance with state statute to purchase security equipment or supply bailiffs for the court proceedings.

Truancy Prevention Fund

The Truancy Prevention Fund provides for the accounting of fees collected by the Municipal Court in accordance with state statute to provide for truancy officers or proceedings in court that would occur for minors to prevent future court appearances as adults.

Court Technology Fund

The Court Technology Fund provides for the accounting of fees collected by the Court in accordance with state statute to purchase technology for the Court.

City of Manvel, Texas

Law Enforcement Fund

The Law Enforcement Fund provides for the accounting of money and/or property seized through various operations of the police department in accordance with state statute.

Public, Educational, and Government (PEG) Fee Fund

The PEG Fee Fund provides for the accounting of fees collected by cable companies doing business in the City of Manvel in accordance with state statute. The funds are provided to purchase improvements for PEG Access programming and these funds must be used only for the production of PEG Access programming, according to state law.

South Manvel Development Authority (SMDA) Fund

The SMDA Fund provides for the accounting of funds for development in the southern areas of Manvel located in TIRZ #3. This fund partners with the TIRZ #3 Fund and acts to use funds generated from property taxes to reinvest in development of the area.

Tax Increment Reinvestment Zone #3 (TIRZ #3) Fund

The TIRZ #3 Fund is for the accounting of funds collected in the defined zone of property in the southern area of Manvel. This is the revenue side which partners with the SMDA (that handles the expenditures) to reinvest in development of that area.

Manvel Economic Development Corp (MEDC) Fund

This MEDC Fund accounts for the Manvel Economic Development Corporation. The revenues are derived by using 1/3 of the amount of sales tax received by the City and are designated for economic development.

City of Manvel, Texas

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COMMUNITY IMPACT FEE FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Community Impact Fee Fund Revenues							
Interest Revenues							
45-06-4600 Interest Income	7,975	266	6,156	7,500	7,500	594	750
Total Interest Revenues	7,975	266	6,156	7,500	7,500	594	750
Other Source Revenues							
45-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	-	-	-	-	-	-	-
Utility Revenues							
45-08-4334 Impact Fee - Water	299,741	397,848	350,997	370,000	370,000	489,377	475,000
45-08-4336 Impact Fee - Wastewater	68,987	99,647	113,133	110,000	110,000	300,572	125,000
Total Utility Revenues	368,728	497,495	464,130	480,000	480,000	789,949	600,000
Transfer-In Revenues							
45-09-4962 Transfer in	-	-	-	-	-	-	-
Total Transfer-In Revenues	-	-	-	-	-	-	-
Total Community Impact Fee Fund Revenues	376,704	497,761	470,286	487,500	487,500	790,544	600,750
Community Impact Fee Fund Expenditures							
Contractual Services							
45-10-5506 Refunds to Developers	123,200	-	-	-	-	-	-
Total Contractual Services	123,200	-	-	-	-	-	-
Other Services							
45-10-5800 Eng/Consulting/Planning Fees	-	-	5,000	500	500	-	500
Total Other Services	-	-	5,000	500	500	-	500
Capital Outlays							
45-54-6070 Capital Outlay - Improvements	-	-	-	-	-	-	-
45-54-6080 Capital Outlay - Building	-	-	-	-	-	-	-
45-54-6090 Capital Outlay - Land/Easement	-	-	-	-	-	-	-
45-56-6070 Capital Outlay - Improvements	-	-	-	-	-	-	-
45-56-6080 Capital Outlay - Building	-	-	-	-	-	-	-
45-56-6090 Capital Outlay - Land/Easement	-	-	-	-	-	-	-
Total Capital Outlays	-	-	-	-	-	-	-
Transfer-Out							
45-10-8582 Transfer To - Capital Projects Fund	310,000	400,000	400,000	487,000	487,000	1,401,980	600,250
Total Transfer-Out	310,000	400,000	400,000	487,000	487,000	1,401,980	600,250
Total Community Impact Fee Fund Expenditures	433,200	400,000	405,000	487,500	487,500	1,401,980	600,750

City of Manvel, Texas

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PARKS FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Parks Fund Revenues							
Interest Revenues							
55-06-4600 Interest Income	3	53	-	-	-	-	-
55-07-4600 Interest Income	1,371	-	-	-	-	-	-
Total Interest Revenues	1,375	53	-	-	-	-	-
Other Source Revenues							
55-07-4811 Other Income	-	31,000	-	-	-	-	-
Total Other Source Revenues	-	31,000	-	-	-	-	-
Transfer-In Revenues							
55-07-4950 Transfer In - Gen Fund	100,000	15,500	-	-	-	-	-
55-07-4954 Transfer In - Capital Projects Fund	-	-	-	-	-	-	-
55-09-4950 Transfer In - Gen Fund	-	-	25,000	289,100	289,100	429,100	289,000
55-09-4954 Transfer From - Capital Projects Fund	-	-	-	-	-	-	-
Total Transfer-In Revenues	100,000	15,500	25,000	289,100	289,100	429,100	289,000
Total Parks Fund Revenues	101,375	46,553	25,000	289,100	289,100	429,100	289,000
Parks Fund Expenditures							
Commodities							
55-07-5220 Janitorial Supplies & Cleaning	1,126	-	-	-	-	-	-
55-55-5220 Janitorial Supplies & Cleaning	-	258	-	1,000	1,000	-	1,000
Total Commodities	1,126	258	-	1,000	1,000	-	1,000
Contractual Services							
55-07-5380 Building Repair & Maintenance	200	-	-	-	-	-	-
55-07-5420 Electricity	405	-	-	-	-	-	-
55-07-5453 Grounds Maintenance	15,290	-	-	-	-	-	-
55-55-5377 Beautification Projects	-	3,204	10,000	15,000	15,000	10,000	15,000
55-55-5380 Building Repair & Maintenance	-	1,800	55	2,500	2,500	2,391	2,500
55-55-5420 Electricity	-	514	394	600	600	374	500
55-55-5453 Grounds Maintenance	-	17,740	13,240	20,000	20,000	21,985	20,000
Total Contractual Services	15,895	23,258	23,690	38,100	38,100	34,750	38,000
Other Services							
55-55-5800 Professional Services	-	-	-	-	-	-	-
Total Other Services	-	-	-	-	-	-	-
Capital Outlays							
55-07-6070 Capital Outlay - Improvements	74,792	-	-	-	-	-	-
55-55-6070 Capital Outlay - Improvements	1,309	22,947	-	250,000	250,000	140,000	250,000
Total Capital Outlays	76,101	22,947	-	250,000	250,000	140,000	250,000
Total Parks Fund Expenditures	93,122	46,462	23,690	289,100	289,100	174,750	289,000
Net Revenues over (Expenditures)	8,253	91	1,310	-	-	254,350	-
Fund Balance - Beginning	100,000	108,253	108,344	109,654	109,654	109,654	364,004
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	108,253	108,344	109,654	109,654	109,654	364,004	364,004

City of Manvel, Texas

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HOTEL OCCUPANCY TAX FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Hotel/Motel Tax Fund Revenues							
Miscellaneous Tax Revenues							
60-02-4901 Hotel Taxes	77,269	63,774	58,657	40,000	40,000	39,527	40,000
Total Miscellaneous Tax Revenues	<u>77,269</u>	<u>63,774</u>	<u>58,657</u>	<u>40,000</u>	<u>40,000</u>	<u>39,527</u>	<u>40,000</u>
Interest Revenues							
60-06-4600 Interest Income	5,169	9,010	-	-	-	-	-
Total Interest Revenues	<u>5,169</u>	<u>9,010</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other Source Revenues							
60-07-4811 Other Income	(163)	-	-	-	-	-	-
Total Other Source Revenues	<u>(163)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Hotel/Motel Tax Fund Revenues	<u>82,275</u>	<u>72,784</u>	<u>58,657</u>	<u>40,000</u>	<u>40,000</u>	<u>39,527</u>	<u>40,000</u>
 Hotel/Motel Tax Fund Expenditures							
Commodities							
60-10-5210 Supplies	-	-	-	-	-	-	-
60-10-5222 Postage	-	-	-	-	-	-	-
60-10-5230 Office Expense	-	-	-	-	-	-	-
Total Commodities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Contractual Services							
60-10-5201 Contract Services	-	-	-	-	-	-	-
Total Contractual Services	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other Services							
60-10-5725 Advertising & Promotion	256	3,686	1,070	40,000	40,000	1,485	40,000
Total Other Services	<u>256</u>	<u>3,686</u>	<u>1,070</u>	<u>40,000</u>	<u>40,000</u>	<u>1,485</u>	<u>40,000</u>
Capital Outlays							
60-91-7559 Projects	-	-	-	-	-	-	-
Total Capital Outlays	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Hotel/Motel Tax Fund Expenditures	<u>256</u>	<u>3,686</u>	<u>1,070</u>	<u>40,000</u>	<u>40,000</u>	<u>1,485</u>	<u>40,000</u>
 Net Revenues over (Expenditures)	82,019	69,097	57,587	-	-	38,042	-
Fund Balance - Beginning	418,132	500,151	569,249	626,836	626,836	626,836	664,878
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	<u>500,151</u>	<u>569,249</u>	<u>626,836</u>	<u>626,836</u>	<u>626,836</u>	<u>664,878</u>	<u>664,878</u>

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MUNICIPAL JURY FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Municipal Jury Fund Revenues							
Fines and Fees Revenues							
61-05-4400 Court Fines	-	-	-	-	-	41	170
Total Fines and Fees Revenues	-	-	-	-	-	41	170
Interest Revenues							
61-06-4600 Interest Income	-	-	-	-	-	-	-
Total Interest Revenues	-	-	-	-	-	-	-
Other Source Revenues							
61-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	-	-	-	-	-	-	-
Total Municipal Jury Fund Revenues	-	-	-	-	-	41	170
 Municipal Jury Fund Expenditures							
Other Services							
61-10-5634 Jury Cost	-	-	-	-	-	-	170
Total Other Services	-	-	-	-	-	-	170
Total Municipal Jury Fund Expenditures	-	-	-	-	-	-	170
 Net Revenues over (Expenditures)	-	-	-	-	-	41	-
Fund Balance - Beginning	-	-	-	-	-	-	41
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	-	-	-	-	-	41	41

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COURT SECURITY FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Court Security Fund Revenues							
Fines and Fees Revenues							
62-05-4400 Court Fines	5,741	4,908	7,794	8,000	8,000	6,804	6,800
62-05-4402 Court Fines - Security Fund	-	-	-	-	-	-	-
Total Fines and Fees Revenues	5,741	4,908	7,794	8,000	8,000	6,804	6,800
Interest Revenues							
62-06-4600 Interest Income	112	227	-	-	-	-	-
Total Interest Revenues	112	227	-	-	-	-	-
Other Source Revenues							
62-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	-	-	-	-	-	-	-
Transfer-In Revenues							
62-06-4950 Transfer In - Gen Fund	-	-	-	-	-	-	-
Total Transfer-In Revenues	-	-	-	-	-	-	-
Total Court Security Fund Revenues	5,853	5,135	7,794	8,000	8,000	6,804	6,800
Court Security Fund Expenditures							
Personnel Services							
62-10-5000 Salaries	133	949	-	-	-	-	-
62-10-5002 Overtime	-	-	-	-	-	-	-
62-10-5003 Holiday Pay	-	-	-	-	-	-	-
62-10-5010 FICA Expense	10	73	-	-	-	-	-
62-10-5012 Unemployment Insurance	-	-	-	-	-	-	-
62-10-5030 Health Insurance	-	-	-	-	-	-	-
62-10-5034 Retirement	17	118	-	-	-	-	-
62-10-5040 Workers Compensation	-	-	-	-	-	-	-
Total Personnel Services	160	1,139	-	-	-	-	-
Commodities							
62-10-5210 Supplies	-	-	-	-	-	-	-
62-10-5240 Minor Tools & Equipment	-	-	-	8,000	8,000	-	-
Total Commodities	-	-	-	8,000	8,000	-	-
Contractual Services							
62-10-5305 Service Agreements	-	-	-	-	-	-	-
62-10-5433 Security Equipment	-	-	-	-	-	-	-
62-10-5434 Bailiff - Security	-	-	-	-	-	-	6,500
62-10-5458 Maintenance Agreements	-	-	-	-	-	-	-
Total Contractual Services	-	-	-	-	-	-	6,500
Other Services							
62-10-5645 Training & Travel	-	-	-	-	-	-	300
Total Other Services	-	-	-	-	-	-	300
Total Court Security Fund Expenditures	160	1,139	-	8,000	8,000	-	6,800

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TRUANCY PREVENTION FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Truancy Prevention Fund Revenues							
Fines and Fees Revenues							
63-05-4400 Court Fines	-	-	-	-	-	2,050	6,000
Total Fines and Fees Revenues	-	-	-	-	-	2,050	6,000
Interest Revenues							
63-06-4600 Interest Income	-	-	-	-	-	-	-
Total Interest Revenues	-	-	-	-	-	-	-
Other Source Revenues							
63-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	-	-	-	-	-	-	-
Total Truancy Prevention Fund Revenues	-	-	-	-	-	2,050	6,000
Truancy Prevention Fund Expenditures							
Personnel Services							
63-10-5000 Salaries	-	-	-	-	-	-	-
Total Personnel Services	-	-	-	-	-	-	-
Commodities							
63-10-5230 Office Expense	-	-	-	-	-	-	-
Total Commodities	-	-	-	-	-	-	-
Contractual Services							
63-10-5480 Contract Labor	-	-	-	-	-	-	5,670
Total Contractual Services	-	-	-	-	-	-	5,670
Other Services							
63-10-5645 Training & Travel	-	-	-	-	-	-	330
Total Other Services	-	-	-	-	-	-	330
Total Truancy Prevention Fund Expenditures	-	-	-	-	-	-	6,000
Net Revenues over (Expenditures)	-	-	-	-	-	2,050	-
Fund Balance - Beginning	-	-	-	-	-	-	2,050
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	-	-	-	-	-	2,050	2,050

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COURT TECHNOLOGY FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Court Technology Fund Revenues							
Fines and Fees Revenues							
64-05-4400 Court Fines	7,628	6,541	8,471	9,000	9,000	6,098	9,000
Total Fines and Fees Revenues	7,628	6,541	8,471	9,000	9,000	6,098	9,000
Interest Revenues							
64-06-4600 Interest Income	226	9	-	-	-	-	-
Total Interest Revenues	226	9	-	-	-	-	-
Other Source Revenues							
64-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	-	-	-	-	-	-	-
Transfer-In Revenues							
64-09-4999 Transfer In - Fund Balance	-	-	-	6,000	6,000	6,000	6,000
Total Transfer-In Revenues	-	-	-	6,000	6,000	6,000	6,000
Total Court Technology Fund Revenues	7,854	6,549	8,471	15,000	15,000	12,098	15,000
Court Technology Fund Expenditures							
Commodities							
64-10-5230 Office Expense	-	-	-	-	-	-	-
64-10-5240 Minor Tools & Equipment	-	-	11,756	15,000	15,000	12,469	15,000
Total Commodities	-	-	11,756	15,000	15,000	12,469	15,000
Contractual Services							
64-10-5440 Computer Maintenance/Support	-	-	-	-	-	-	-
64-10-5444 Air Cards	-	-	-	-	-	-	-
64-10-5445 Telephone	-	-	-	-	-	-	-
Total Contractual Services	-	-	-	-	-	-	-
Total Court Technology Fund Expenditures	-	-	11,756	15,000	15,000	12,469	15,000
Net Revenues over (Expenditures)	7,854	6,549	(3,286)	-	-	(371)	-
Fund Balance - Beginning	16,401	24,254	30,804	27,518	27,518	27,518	21,147
Fund Balance - Transfer Out	-	-	-	(6,000)	(6,000)	(6,000)	(6,000)
Fund Balance - Ending	24,254	30,804	27,518	21,518	21,518	21,147	15,147

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LAW ENFORCEMENT FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Law Enforcement Fund Revenues							
Interest Revenues							
65-06-4600 Interest Income	9	0	-	-	-	-	-
Total Interest Revenues	9	0	-	-	-	-	-
Other Source Revenues							
65-06-4811 Other Income	-	-	-	-	-	-	-
65-07-4505 Seizure Funds	-	1,663	-	1,000	1,000	-	1,000
65-90-4811 Other Income	1,503	-	-	-	-	-	-
Total Other Source Revenues	1,503	1,663	-	1,000	1,000	-	1,000
Total Law Enforcement Fund Revenues	1,512	1,664	-	1,000	1,000	-	1,000
Law Enforcement Fund Expenditures							
Commodities							
65-90-5240 Minor Tools & Equipment	-	-	-	1,000	1,000	-	1,000
Total Commodities	-	-	-	1,000	1,000	-	1,000
Total Law Enforcement Fund Expenditures	-	-	-	1,000	1,000	-	1,000
Net Revenues over (Expenditures)	1,512	1,664	-	-	-	-	-
Fund Balance - Beginning	844	2,356	4,020	4,020	4,020	4,020	4,020
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	2,356	4,020	4,020	4,020	4,020	4,020	4,020

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PEG FEE FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
PEG Fee Fund Revenues							
Franchise Fee Revenues							
67-03-4110 PEG Fees	14,446	18,730	16,414	10,000	10,000	10,330	10,000
Total Franchise Fee Revenues	14,446	18,730	16,414	10,000	10,000	10,330	10,000
Interest Revenues							
67-06-4600 Interest Income	991	38	-	-	-	-	-
Total Interest Revenues	991	38	-	-	-	-	-
Other Source Revenues							
67-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	-	-	-	-	-	-	-
Transfer-In Revenues							
67-03-4962 Transfer in	-	-	-	-	-	-	-
67-09-4999 Transfer In - Fund Balance	-	-	-	40,000	40,000	-	40,000
Total Transfer-In Revenues	-	-	-	40,000	40,000	-	40,000
Total PEG Fee Fund Revenues	15,437	18,768	16,414	50,000	50,000	10,330	50,000
PEG Fee Fund Expenditures							
Commodities							
67-10-5240 Minor Tools & Equipment	-	-	-	-	-	-	-
Total Commodities	-	-	-	-	-	-	-
Capital Outlays							
67-10-6020 Capital Outlay - Equipment	-	-	-	50,000	50,000	-	50,000
Total Capital Outlays	-	-	-	50,000	50,000	-	50,000
Total PEG Fee Fund Expenditures	-	-	-	50,000	50,000	-	50,000
Net Revenues over (Expenditures)	15,437	18,768	16,414	-	-	10,330	-
Fund Balance - Beginning	86,507	101,944	120,712	137,126	137,126	137,126	147,455
Fund Balance - Transfer Out	-	-	-	(40,000)	(40,000)	-	(40,000)
Fund Balance - Ending	101,944	120,712	137,126	97,126	97,126	147,455	107,455

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SMDA FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
SMDA Fund Revenues							
Ad Valorem Tax Revenues							
80-01-4000 Current Ad Valorem Tax Rev.	-	-	-	-	-	-	-
80-01-4010 Delinquent Ad Valorem Tax Revenue	-	-	-	-	-	-	-
80-01-4011 P&I on Ad Valorem Taxes	-	-	-	-	-	-	-
Total Ad Valorem Tax Revenues	-	-	-	-	-	-	-
Miscellaneous Tax Revenues							
80-02-4030 Sales Tax Revenues	-	-	-	-	-	-	-
Total Miscellaneous Tax Revenues	-	-	-	-	-	-	-
Interest Revenues							
80-06-4600 Interest Income	2,083	4,566	3,004	3,500	3,500	350	500
Total Interest Revenues	2,083	4,566	3,004	3,500	3,500	350	500
Other Source Revenues							
80-09-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	-	-	-	-	-	-	-
Transfer-In Revenues							
80-09-4961 Transfer In - TIRZ #3	80,057	92,737	86,055	69,000	69,000	98,836	100,000
Total Transfer-In Revenues	80,057	92,737	86,055	69,000	69,000	98,836	100,000
Total SMDA Fund Revenues	82,140	97,303	89,059	72,500	72,500	99,186	100,500
SMDA Fund Expenditures							
Commodities							
80-10-5210 Supplies	-	-	-	-	-	-	-
80-10-5230 Office Expense	-	-	-	-	-	-	-
80-10-5232 Misc. Expenses	-	-	-	-	-	-	-
80-10-5240 Minor Tools & Equipment	-	-	-	-	-	-	-
Total Commodities	-	-	-	-	-	-	-
Contractual Services							
80-10-5461 Plannning & Development	2,688	360	6,625	5,000	5,000	-	5,000
Total Contractual Services	2,688	360	6,625	5,000	5,000	-	5,000
Other Services							
80-10-5701 Legal Fees	-	-	-	-	-	-	-
Total Other Services	-	-	-	-	-	-	-
Capital Outlays							
80-91-7559 Projects	-	-	-	-	-	-	-
Total Capital Outlays	-	-	-	-	-	-	-
Transfer-Out							
80-95-8581 Transfer to TIRZ #3	-	-	-	-	-	-	-
Total Transfer-Out	-	-	-	-	-	-	-
Total SMDA Fund Expenditures	2,688	360	6,625	5,000	5,000	-	5,000
Net Revenues over (Expenditures)	79,452	96,943	82,434	67,500	67,500	99,186	95,500
Fund Balance - Beginning	122,809	202,261	299,204	381,638	381,638	381,638	480,824
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	202,261	299,204	381,638	449,138	449,138	480,824	576,324

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TIRZ #3 FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
TIRZ #3 Fund Revenues							
Ad Valorem Tax Revenues							
81-01-4000 Current Ad Valorem Taxes	55,971	61,563	61,557	60,000	60,000	74,384	70,000
81-01-4010 Delinquent Ad Valorem Taxes	-	5,985	869	1,000	1,000	715	1,000
81-01-4011 P&I on Ad Valorem Taxes	-	-	500	500	500	694	500
81-01-4020 Brazoria County - Ad Valorem Taxes	17,997	18,413	16,018	-	-	16,000	-
Total Ad Valorem Tax Revenues	73,968	85,962	78,945	61,500	61,500	91,792	71,500
Miscellaneous Tax Revenues							
81-02-4030 Sales Tax Revenues	6,049	6,715	6,742	7,000	7,000	7,000	7,000
Total Miscellaneous Tax Revenues	6,049	6,715	6,742	7,000	7,000	7,000	7,000
Interest Revenues							
81-06-4600 Interest Income	40	60	368	500	500	49	500
Total Interest Revenues	40	60	368	500	500	49	500
Other Source Revenues							
81-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	-	-	-	-	-	-	-
Total TIRZ #3 Fund Revenues	80,057	92,737	86,055	69,000	69,000	98,841	79,000
TIRZ #3 Fund Expenditures							
Commodities							
81-10-5230 Office Expense	-	-	-	-	-	-	-
Total Commodities	-	-	-	-	-	-	-
Transfer-Out							
81-95-8587 Transfer Out - SMDA Fund	80,057	92,737	86,055	69,000	69,000	98,836	79,000
81-95-8594 Transfer Out - TIRZ#3	-	-	-	-	-	-	-
Total Transfer-Out	80,057	92,737	86,055	69,000	69,000	98,836	79,000
Total TIRZ #3 Fund Expenditures	80,057	92,737	86,055	69,000	69,000	98,836	79,000
Net Revenues over (Expenditures)							
	-	-	-	-	-	5	-
Fund Balance - Beginning	-	-	-	-	-	-	-
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	-	-	-	-	-	5	-

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MEDC FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Manvel Economic Development Fund Revenues							
Miscellaneous Tax Revenues							
90-02-4030 Sales Tax Revenue	811,382	833,486	940,705	850,000	850,000	1,116,824	1,160,000
Total Miscellaneous Tax Revenues	811,382	833,486	940,705	850,000	850,000	1,116,824	1,160,000
Interest Revenues							
90-06-4600 Interest Income	18,011	37,040	16,280	15,000	15,000	2,552	3,000
Total Interest Revenues	18,011	37,040	16,280	15,000	15,000	2,552	3,000
Other Source Revenues							
90-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	-	-	-	-	-	-	-
Transfer-In Revenues							
90-09-4950 Transfer In - Gen Fund	-	-	-	-	-	-	-
90-09-4954 Transfer From - Capital Projects Fund	-	-	-	-	-	-	-
90-09-4999 Transfer In - Fund Balance	-	-	-	-	-	-	503,000
Total Transfer-In Revenues	-	-	-	-	-	-	503,000
Total Manvel Economic Development Fund Revenues	829,393	870,526	956,985	865,000	865,000	1,119,376	1,666,000
Manvel Economic Development Fund Expenditures							
Commodities							
90-10-5210 Supplies	-	-	-	-	-	-	-
90-10-5222 Postage	-	-	-	-	-	-	-
90-10-5230 Office Expense	-	-	-	500	500	40	500
90-10-5240 Minor Tools & Equipment	-	-	-	-	-	-	-
Total Commodities	-	-	-	500	500	40	500
Contractual Services							
90-10-5201 Contract Services	-	-	-	-	-	-	-
90-10-5305 Service Agreements	13,000	12,000	12,000	12,000	12,000	-	12,000
90-10-5330 Admin Support Services	-	-	-	-	-	-	-
90-10-5475 Accounting Fee Expense	-	-	-	-	-	-	-
90-10-5477 Audit Fees	2,625	2,675	2,725	2,975	2,975	2,775	3,000
Total Contractual Services	15,625	14,675	14,725	14,975	14,975	2,775	15,000

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MEDC FUND (cont.)

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Other Services							
90-10-5600 Marketing - Web Site	10,227	-	-	-	-	-	-
90-10-5622 Dues & Subscriptions	6,548	6,548	6,000	6,600	6,600	6,548	10,000
90-10-5625 Publications	232	112	-	1,500	1,500	-	1,500
90-10-5630 Insurance and Bonds	-	-	-	250	250	-	-
90-10-5635 Building Repair/Maintenance	-	-	-	-	-	-	-
90-10-5644 Orientation and Training	1,325	990	155	2,000	2,000	-	1,000
90-10-5647 Conference/Meetings	-	-	-	2,000	2,000	1,280	4,000
90-10-5701 Legal Fees	-	-	-	-	-	-	-
90-10-5730 Legal Notices	-	-	-	-	-	-	-
90-10-5800 Eng/Consulting/Planning Fees	-	-	-	-	-	-	-
Total Other Services	18,332	7,650	6,155	12,350	12,350	7,828	16,500
Capital Outlays							
90-10-6050 Capital Outlay - Infrastructure	-	-	-	-	-	-	-
90-10-6201 MEDC Project	64,123	16,710	750,000	-	-	-	500,000
90-10-6205 Project Reimbursement	-	-	-	-	-	92,633	90,000
90-10-7511 Municipal Complex	789,097	-	-	-	-	1,005,142	1,044,000
90-10-7600 Contingency	-	-	-	75,000	75,000	-	-
Total Capital Outlays	853,220	16,710	750,000	75,000	75,000	1,097,775	1,634,000
Transfer-Out							
90-95-8510 Transfer Out - General Fund	-	-	-	-	-	-	-
90-95-8540 Transfer Out - Utility Fund	-	-	-	-	-	-	-
90-95-8582 Transfer Out - Capital Projecds Fund	-	-	-	-	-	-	-
90-95-8583 Transfer To - Cap Proj Fund	-	-	-	765,000	765,000	-	-
90-95-8590 Transfer Out - Debt Service Fund	92,654	90,995	89,339	92,632	92,632	-	-
Total Transfer-Out	92,654	90,995	89,339	857,632	857,632	-	-
Total Manvel Economic Development Fund Expenditure:	979,831	130,030	860,219	960,457	960,457	1,108,417	1,666,000
Net Revenues over (Expenditures)	(150,438)	740,496	96,766	(95,457)	(95,457)	10,959	-
Fund Balance - Beginning	2,013,301	1,862,863	2,603,359	2,700,125	2,700,125	2,700,125	2,711,084
Fund Balance - Transfer Out	-	-	-	-	-	-	(503,000)
Fund Balance - Ending	1,862,863	2,603,359	2,700,125	2,604,668	2,604,668	2,711,084	2,208,084

City of Manvel, Texas

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City of Manvel, Texas

Section 9 - Proprietary Funds



Utility Fund

The Utility Fund will operate as an enterprise fund, meaning it will be funded through water, utility capacity fees, sewer and reuse service revenues. Until more customers are added, it will need a transfer from the General Fund to balance. With three water treatment plants and a wastewater treatment facility, the Utility Department provides service to the residents and businesses in Manvel. The Utility Department is responsible for providing high quality, safe drinking water and environmentally responsible wastewater service to the community.

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

Utility Fund – Revenue Sources and Department Expenditures

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Utility Fund Revenues							
Interest Revenues	1,464	335	-	-	-	-	-
Other Source Revenues	79,565	18,379	275	5,000	5,000	580	5,000
Utility Revenues	1,834,943	1,153,746	1,323,544	780,000	780,000	1,111,491	1,272,500
Transfer-In Revenues	57	375,000	315,751	319,580	319,580	319,580	179,885
Total Utility Fund Revenues	1,916,029	1,547,460	1,639,570	1,104,580	1,104,580	1,431,651	1,457,385
Utility Fund Expenditures							
Administration Expenditures	274,339	336,797	232,750	467,580	467,580	354,979	747,885
Water Expenditures	565,076	636,195	540,050	565,000	565,000	335,163	708,000
Wastewater Expenditures	99,681	278,990	423,458	272,000	272,000	284,288	271,500
Total Utility Fund Expenditures	939,096	1,251,982	1,196,258	1,304,580	1,304,580	974,430	1,727,385
Net Revenues over Expenses	976,933	295,478	443,312	(200,000)	(200,000)	457,221	(270,000)
Add back depreciation expense	253,138	268,458	268,627	200,000	200,000	-	270,000

City of Manvel, Texas

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Utility Fund Revenues – Details

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Utility Fund Revenues							
Interest Revenues							
40-06-4600 Interest Income	1,464	335	-	-	-	-	-
Total Interest Revenues	1,464	335	-	-	-	-	-
Other Source Revenues							
40-07-4325 Interlocal Agreements	-	-	-	-	-	-	-
40-07-4650 Sand Pit Revenues	-	-	-	-	-	-	-
40-07-4800 Insurance Reimbursements	76,789	4,640	-	-	-	-	-
40-07-4811 Other Income	2,776	13,739	275	5,000	5,000	580	5,000
40-07-4952 Transfer In - Debt Service Fund	-	-	-	-	-	-	-
Total Other Source Revenues	79,565	18,379	275	5,000	5,000	580	5,000
Utility Revenues							
40-08-4301 Water Revenue	268,366	300,238	396,659	350,000	350,000	505,193	575,000
40-08-4302 Wastewater Revenue	245,042	282,429	390,840	300,000	300,000	497,652	570,000
40-08-4310 Meter Fee - Water	-	-	-	-	-	-	-
40-08-4311 Water Meters	46,396	96,111	95,540	90,000	90,000	85,607	90,000
40-08-4320 Set-Up Fee	5,940	6,470	12,435	10,000	10,000	13,286	15,000
40-08-4321 Tap Connection Fees	13,700	(750)	7,950	15,000	15,000	9,733	12,500
40-08-4322 Boring Fee for Taps	-	-	-	-	-	-	-
40-08-4323 Meter Fee - Sewer	-	-	-	-	-	20	-
40-08-4324 Sewer Line Extensions	-	-	-	-	-	-	-
40-08-4390 Late Penalty Fees	8,824	17,542	6,670	15,000	15,000	-	10,000
40-08-4950 Transfer In - Gen Fund	-	-	-	-	-	-	-
40-08-4971 Contributed Capital	1,246,675	451,706	413,450	-	-	-	-
Total Utility Revenues	1,834,943	1,153,746	1,323,544	780,000	780,000	1,111,491	1,272,500
Transfer-In Revenues							
40-09-4811 Other Income	57	-	-	-	-	-	-
40-09-4950 Transfer In - Gen Fund	-	375,000	315,751	319,580	319,580	319,580	179,885
40-09-4954 Transfer From - Capital Projects Fund	-	-	-	-	-	-	-
40-09-4960 Transfer In - MEDC Fund	-	-	-	-	-	-	-
Total Transfer-In Revenues	57	375,000	315,751	319,580	319,580	319,580	179,885
Total Utility Fund Revenues	1,916,029	1,547,460	1,639,570	1,104,580	1,104,580	1,431,651	1,457,385

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

Utility Fund Expenditures – Department Totals

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Utility Fund Expenditures							
Administration Expenditures							
Personnel Services	222,180	232,928	138,763	366,630	366,630	273,171	593,385
Commodities	2,480	14,723	12,224	13,000	13,000	16,317	19,000
Contractual Services	5,904	11,304	4,597	8,950	8,950	3,349	42,000
Other Services	43,775	77,843	77,166	79,000	79,000	62,143	93,500
Capital Outlays	-	-	-	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Administration Expenditures	274,339	336,797	232,750	467,580	467,580	354,979	747,885
Water Expenditures							
Personnel Services	-	-	-	-	-	-	-
Commodities	11,382	18,831	20,565	22,000	22,000	19,393	32,000
Contractual Services	125,448	164,261	124,455	159,500	159,500	131,941	134,000
Other Services	428,246	453,103	395,031	383,500	383,500	183,829	467,000
Capital Outlays	-	-	-	-	-	-	75,000
Transfer-Out	-	-	-	-	-	-	-
Total Water Expenditures	565,076	636,195	540,050	565,000	565,000	335,163	708,000
Wastewater Expenditures							
Personnel Services	-	-	-	-	-	-	-
Commodities	11,828	14,930	20,038	24,000	24,000	21,145	25,000
Contractual Services	67,604	114,553	116,359	121,000	121,000	103,006	118,500
Other Services	20,249	129,614	117,061	127,000	127,000	160,137	128,000
Capital Outlays	-	19,893	170,000	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Wastewater Expenditures	99,681	278,990	423,458	272,000	272,000	284,288	271,500
Total Utility Fund Expenditures	939,096	1,251,982	1,196,258	1,304,580	1,304,580	974,430	1,727,385

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

ADMINISTRATION

DEPARTMENTAL VISION STATEMENT

To make the City of Manvel a safe place to live, work, and visit by protecting individuals, preserving property, promoting a clean community, and maintaining an exceptional quality of life.

Utility Functions

- Administration
- Water Treatment
- Water Distribution
- Wastewater Treatment
- Wastewater Distribution
- Utility Construction

The Utility Department is responsible for providing outstanding water and wastewater services to the community while complying with Federal and State superior regulatory requirements. This includes administrative oversight in operations, development maintenance, engineering services, GIS data base management, data analysis, innovative solutions and exceptional services to all of our customers. In addition, services include project management, plan reviews, contract administration, and investigating infrastructural and technical issues.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Utility Supervisor	1	1	1	1	1
Plant Operator	1	1	1	1	2
Utility Operator	1	1	2	3	4
Heavy Equipment Operator	-	-	-	-	1
Inspector	-	-	-	-	1
Total Full Time Employees	3	3	4	5	9

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Administration Expenditures							
Personnel Services							
40-10-5000 Salaries	142,989	159,345	97,544	256,941	256,941	189,591	401,799
40-10-5002 Overtime	11,340	10,975	949	4,000	4,000	6,059	7,000
40-10-5003 Holiday Pay	-	-	-	-	-	-	-
40-10-5006 Longevity	720	840	840	120	120	-	240
40-10-5007 Part Time Wages	-	158	-	-	-	-	-
40-10-5010 FICA Expense	10,996	10,617	8,290	20,017	20,017	14,968	31,337
40-10-5012 Unemployment Insurance	-	-	-	-	-	-	-
40-10-5030 Health Insurance	30,485	29,506	16,398	46,214	46,214	33,478	83,177
40-10-5031 Vision Insurance	351	349	192	541	541	411	1,065
40-10-5032 Life & LTD	655	713	402	1,129	1,129	749	1,850
40-10-5033 Dental	1,468	1,586	818	2,260	2,260	1,720	4,065
40-10-5034 Retirement	19,509	20,834	12,760	26,873	26,873	20,136	49,338
40-10-5035 Cell Phone Allowance	173	1,004	595	600	600	575	600
40-10-5038 Flex	92	152	57	241	241	127	400
40-10-5039 Flex Card - Health Ins	1,167	1,277	471	2,000	2,000	767	3,601
40-10-5040 Workers Compensation	11,196	-	4,502	5,694	5,694	4,587	8,913
40-10-5041 Pension Expense	(8,962)	(4,428)	(5,054)	-	-	-	-
40-10-8700 Salary Adjustments	-	-	-	-	-	-	-
40-10-8701 Compensation Study Adjustment	-	-	-	-	-	-	-
40-54-8700 Salary Adjustments	-	-	-	-	-	-	-
Total Personnel Services	222,180	232,928	138,763	366,630	366,630	273,171	593,385
Commodities							
40.10.5202 Mowing & Weed Control	-	-	-	-	-	-	-
40-10-5220 Janitorial Supplies & Cleaning	-	-	-	-	-	-	-
40-10-5222 Postage	1,813	2,567	2,000	2,000	2,000	3,164	2,500
40-10-5225 Fuel	-	47	-	-	-	-	2,000
40-10-5230 Office Expense	667	-	687	1,000	1,000	1,599	2,000
40-10-5240 Minor Tools & Equipment	-	12,110	9,537	10,000	10,000	11,553	12,500
Total Commodities	2,480	14,723	12,224	13,000	13,000	16,317	19,000

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Contractual Services							
40-10-5201 Contract Services	-	-	-	-	-	-	-
40-10-5202 Mowing & Weed Control	355	2,301	-	1,500	1,500	-	-
40-10-5300 Equipment Rental	3,983	6,732	1,123	5,000	5,000	-	5,000
40-10-5320 Bank/Convenience Charges	-	-	-	-	-	-	-
40-10-5370 Radio Repairs	-	-	-	-	-	-	-
40-10-5380 Building Repair & Maintenance	-	-	-	-	-	-	-
40-10-5418 Employment Testing	-	-	-	-	-	-	500
40-10-5430 Gas Utilities	-	-	-	-	-	272	500
40-10-5432 Rental Equipment	-	-	-	-	-	-	20,000
40-10-5440 Computer Maintenance/Support	-	-	1,442	-	-	-	9,000
40-10-5441 Computer Software	-	-	-	-	-	-	-
40-10-5445 Telephone	-	303	-	-	-	-	4,000
40-10-5446 Uniforms	90	-	556	450	450	1,076	1,000
40-10-5458 Maintenance Agreements	-	-	-	-	-	-	-
40-10-5550 Radio Usage	1,476	1,968	1,476	2,000	2,000	2,000	2,000
Total Contractual Services	5,904	11,304	4,597	8,950	8,950	3,349	42,000
Other Services							
40-10-5615 Credit Card Processing Fees	8,958	10,532	13,741	12,000	12,000	16,862	17,500
40-10-5622 Dues & Subscriptions	-	-	-	-	-	-	-
40-10-5630 Insurance and Bonds	-	-	-	-	-	-	-
40-10-5636 Equipment Repairs/Maintenance	-	-	-	-	-	-	-
40-10-5638 Vehicle Repairs/Maintenance	-	2,204	-	-	-	-	3,000
40-10-5645 Training & Travel	307	2,465	175	2,000	2,000	170	8,000
40-10-5650 Mileage	-	-	-	-	-	-	-
40-10-5655 Other Expenses	7,772	-	-	-	-	-	-
40-10-5700 Vehicle/Equip Replacement Fees	24,149	62,641	58,000	60,000	60,000	45,111	60,000
40-10-5701 Legal Fees	-	-	-	-	-	-	-
40-10-5742 Subsistence Fees	-	-	-	-	-	-	-
40-10-5800 Eng/Consulting/Planning Fees	2,590	-	5,250	5,000	5,000	-	5,000
Total Other Services	43,775	77,843	77,166	79,000	79,000	62,143	93,500
Total Administration Expenditures	274,339	336,797	232,750	467,580	467,580	354,979	747,885

Significant increases in the Utility Administration department came from the addition of four positions (40-10-5000) and the personnel costs associated with the additions, rental equipment (40-10-5432) as this expense was moved into administration to consolidate some of the expenses instead of spreading them through all three departments, and computer maintenance/support (40-10-5440) for equipment for a new administrative assistant.

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

WATER

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Water Expenditures							
Commodities							
40-54-5204 Chemicals	9,204	16,300	13,738	18,000	18,000	13,713	18,000
40-54-5210 Supplies	-	-	-	-	-	-	-
40-54-5212 Safety Equipment/Supplies	-	-	-	-	-	-	-
40-54-5222 Postage	-	-	-	-	-	-	-
40-54-5225 Fuel	61	422	126	1,000	1,000	-	1,000
40-54-5240 Minor Tools & Equipment	2,116	2,110	6,701	3,000	3,000	5,680	5,000
40-54-5245 Fire Hydrants	-	-	-	-	-	-	8,000
Total Commodities	11,382	18,831	20,565	22,000	22,000	19,393	32,000
Contractual Services							
40-54-5310 New Meter Purchase	44,567	114,811	79,483	100,000	100,000	81,605	80,000
40-54-5312 Other Reimbursements	600	-	-	-	-	-	-
40-54-5325 Utility Billing Charges	249	-	-	-	-	-	-
40-54-5420 Electricity	55,629	29,055	26,200	25,000	25,000	23,359	25,000
40-54-5421 Electrical Service	-	-	-	-	-	-	-
40-54-5435 Safety & Water Testing	-	-	-	-	-	-	-
40-54-5440 Computer Maintenance/Support	4,484	5,124	6,529	5,000	5,000	6,886	7,500
40-54-5441 Computer Software	824	-	-	-	-	-	-
40-54-5445 Telephone	1,351	1,224	2,556	15,000	15,000	1,702	-
40-54-5446 Uniforms	-	1,074	543	1,500	1,500	1,420	5,000
40-54-5498 Tap Connection Expense	-	1,650	-	-	-	-	-
40-54-5499 Laboratory Expenses	17,744	11,322	9,144	13,000	13,000	16,968	16,500
Total Contractual Services	125,448	164,261	124,455	159,500	159,500	131,941	134,000
Other Services							
40-54-5622 Dues & Subscriptions	-	-	-	-	-	-	-
40-54-5630 Insurance and Bonds	-	-	-	-	-	-	-
40-54-5636 Equipment Repairs/Maintenance	156,203	161,162	105,671	160,000	160,000	153,592	160,000
40-54-5638 Vehicle Repairs/Maintenance	4,671	3,506	3,848	6,000	6,000	8,505	10,000
40-54-5645 Training & Travel	2,394	245	115	2,000	2,000	2,399	8,000
40-54-5655 Other Expenses	-	-	-	-	-	-	-
40-54-5700 Vehicle/Equip Replacement Fees	5,955	11,638	9,000	9,000	9,000	7,000	9,000
40-54-5729 Permits & Assessments	3,717	3,707	3,871	4,500	4,500	8,733	6,000
40-54-5730 Legal Notices	-	-	-	-	-	-	-
40-54-5742 Subsistence Fees	2,167	4,387	3,900	2,000	2,000	3,600	4,000
40-54-5746 Water Sample Inspection	-	-	-	-	-	-	-
40-54-5800 Eng/Consulting/Planning Fees	-	-	-	-	-	-	-
40-54-7025 WWTP to - Blowers/auto Dialer	-	-	-	-	-	-	-
40-54-8410 Depreciation Expense	253,138	268,458	268,627	200,000	200,000	-	270,000
Total Other Services	428,246	453,103	395,031	383,500	383,500	183,829	467,000
Capital Outlays							
40-54-6010 Capital Outlay - Technology	-	-	-	-	-	-	-
40-54-6020 Capital Outlay - Equipment	-	-	-	-	-	-	-
40-54-6030 Capital Outlay - Vehicle	-	-	-	-	-	-	75,000
40-54-6040 Capital Outlay - Furniture & Fixtures	-	-	-	-	-	-	-
40-54-6070 Capital Outlay - Improvements	-	-	-	-	-	-	-
40-54-6203 Capital Outlay - Capitalize Taps	-	-	-	-	-	-	-
Total Capital Outlays	-	-	-	-	-	-	75,000
Total Water Expenditures	565,076	636,195	540,050	565,000	565,000	335,163	708,000

Significant increases in the Utility Water department came in fire hydrants (40-54-5245) as the audit showed upgrade opportunities, travel and training (40-54-5645) for certifications, and capital outlay – vehicle (40-54-6030) for trucks for the new hires.

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

WASTEWATER

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Wastewater Expenditures							
Commodities							
40-56-5204 Chemicals	7,187	8,936	10,156	12,500	12,500	18,036	17,500
40-56-5210 Supplies	-	-	-	-	-	-	-
40-56-5212 Safety Equipment/Supplies	-	-	-	-	-	-	-
40-56-5225 Fuel	3,744	39	-	4,000	4,000	-	-
40-56-5240 Minor Tools & Equipment	896	5,954	9,882	7,500	7,500	3,109	7,500
Total Commodities	11,828	14,930	20,038	24,000	24,000	21,145	25,000
Contractual Services							
40-56-5203 Sludge Hauling	-	-	-	-	-	-	-
40-56-5312 Other Reimbursements	2,662	-	-	-	-	-	-
40-56-5325 Utility Billing Charges	-	-	-	-	-	-	-
40-56-5419 Sludge Hauling	33,238	44,090	47,699	50,000	50,000	59,472	55,000
40-56-5420 Electricity	2,859	40,809	34,328	35,000	35,000	28,480	35,000
40-56-5421 Electrical Service	-	-	-	-	-	-	-
40-56-5432 Rental Equipment	10,075	17,275	17,802	15,000	15,000	523	10,000
40-56-5445 Telephone	229	538	1,384	1,000	1,000	1,747	2,000
40-56-5446 Uniforms	-	855	1	-	-	-	1,500
40-56-5480 Contract Labor	18,000	-	-	-	-	-	-
40-56-5499 Laboratory Expenses	540	10,985	15,145	20,000	20,000	12,783	15,000
40-56-5500 Operator Fees	-	-	-	-	-	-	-
Total Contractual Services	67,604	114,553	116,359	121,000	121,000	103,006	118,500
Other Services							
40-56-5630 Insurance and Bonds	16,045	-	-	-	-	-	-
40-56-5636 Equipment Repairs/Maintenance	2,559	126,330	116,961	125,000	125,000	160,137	125,000
40-56-5637 Sewer Line Maintenance & Repairs	-	-	-	-	-	-	-
40-56-5645 Training & Travel	1,646	3,284	100	2,000	2,000	-	3,000
Total Other Services	20,249	129,614	117,061	127,000	127,000	160,137	128,000
Capital Outlays							
40-56-6010 Capital Outlay - Technology	-	-	-	-	-	-	-
40-56-6020 Capital Outlay - Equipment	-	19,893	170,000	-	-	-	-
40-56-6030 Capital Outlay - Vehicle	-	-	-	-	-	-	-
40-56-6040 Capital Outlay - Furniture & Fixtures	-	-	-	-	-	-	-
40-56-6070 Capital Outlay - Improvements	-	-	-	-	-	-	-
40-56-6080 Capital Outlay - Building	-	-	-	-	-	-	-
Total Capital Outlays	-	19,893	170,000	-	-	-	-
Total Wastewater Expenditures	99,681	278,990	423,458	272,000	272,000	284,288	271,500

Significant increases in the Utility Wastewater department came in the chemicals (40-56-5204) for cost increases in the products and more need for more population, and sludge hauling (40-56-5419) due to increases need with increased population.

City of Manvel, Texas

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City of Manvel, Texas

Section 10 - Debt Service Fund



The Debt Service Fund is used to account for the payment of principal and interest on general obligation bonds, certificates of obligations, tax notes and lease agreements. The schedule of bond indebtedness indicates the date of issuance, effective interest amounts, and outstanding debt at the beginning of the year. The summary of total bond indebtedness shows the total principal and interest requirements to maturity.

The current tax levy is based on the appraised values provided by the Brazoria County Appraisal District (BCAD). The budget as adopted includes the certified values from the BCAD. Delinquent tax collections, penalties, and interest are based on trend analysis.

As a Home Rule Charter city, the City of Manvel is not limited by law in the amount of debt it may issue. Under Article XI, Section 5 of the State of Texas Constitution and the City Charter, the maximum tax rate for all purposes is \$2.50 per \$100 of assessed valuation.

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

DEBT SERVICE FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Debt Service Fund Revenues							
Ad Valorem Tax Revenues							
30-01-4000 Current Ad Valorem Tax Rev.	893,094	1,832,543	1,778,562	1,969,182	1,969,182	1,969,272	1,860,000
30-01-4005 Personal Property Taxes	-	-	-	-	-	-	-
30-01-4010 Delinquent Ad Valorem Tax Revenue	18,283	23,732	44,063	25,000	25,000	51,797	40,000
30-01-4011 P&I on Ad Valorem Taxes	5,898	9,877	9,067	-	-	11,775	10,000
Total Ad Valorem Tax Revenues	917,274	1,866,152	1,831,691	1,994,182	1,994,182	2,032,843	1,910,000
Interest Revenues							
30-06-4600 Interest Income	5,006	39,012	13,390	20,000	20,000	2,715	3,000
Total Interest Revenues	5,006	39,012	13,390	20,000	20,000	2,715	3,000
Other Source Revenues							
30-07-4811 Other Income	400	-	89,339	-	-	92,633	93,000
30-07-4830 Bond Proceeds	-	-	-	-	-	-	-
30-07-4950 Transfer In - Gen Fund	-	-	-	-	-	-	-
Total Other Source Revenues	400	-	89,339	-	-	92,633	93,000
Transfer-In Revenues							
30-09-4951 Transfer In - Utility Fund	-	-	-	-	-	-	-
30-09-4954 Transfer From - Capital Projects Fund	-	-	-	-	-	-	-
30-09-4960 Transfer In - MEDC Fund	92,654	90,996	-	92,632	92,632	-	-
Total Transfer-In Revenues	92,654	90,996	-	92,632	92,632	-	-
Total Debt Service Fund Revenues	1,015,334	1,996,160	1,934,420	2,106,814	2,106,814	2,128,191	2,006,000
Debt Service Fund Expenditures							
Commodities							
30-07-5232 Misc. Expenses	-	-	-	-	-	-	-
30-10-5232 Other/Misc Expenses	-	-	-	-	-	-	-
Total Commodities	-	-	-	-	-	-	-
Other Services							
30-91-6301 Lease Payment	-	-	-	-	-	-	-
30-91-7001 Bond Principal	700,000	1,145,000	1,215,000	1,355,000	1,355,000	1,355,000	1,385,000
30-91-7100 Interest Expense	284,705	671,732	657,240	654,762	654,762	656,283	616,322
30-91-7102 Fiscal Agents Fee	1,770	2,150	2,150	5,000	5,000	5,500	3,000
30-91-7105 Bond Issuance Costs	-	-	-	-	-	-	-
30-91-8010 Payments to Escrow Agents	-	-	-	-	-	-	-
Total Other Services	986,475	1,818,882	1,874,390	2,014,762	2,014,762	2,016,783	2,004,322
Transfer-Out							
30-10-8650 Transfer to Capital Projects Fund	-	-	-	-	-	-	-
30-10-8540 Transfer to Utility Fund	-	-	-	-	-	-	-
Total Transfer-Out	-	-	-	-	-	-	-
Total Debt Service Fund Expenditures	986,475	1,818,882	1,874,390	2,014,762	2,014,762	2,016,783	2,004,322
Net Revenues over (Expenditures)	28,860	177,278	60,030	92,052	92,052	111,408	1,678
Fund Balance - Beginning	128,461	157,321	334,598	394,628	394,628	394,628	506,036
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	157,321	334,598	394,628	486,680	486,680	506,036	507,714

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

Long-Term Debt Principal Balances by Year (Using Current Debt Service Schedules)

	2013 Certificate of Obligation	2014 Tax Notes	2015 GO Refunding	2016 Certificate of Obligation	2017 Certificate of Obligation	2018 Certificate of Obligation	2019 Certificate of Obligation	TOTAL DEBT
9/30/2021	1,410,000	160,000	1,170,000	3,450,000	3,105,000	8,785,000	3,320,000	21,400,000
9/30/2022	1,305,000	0	945,000	3,220,000	2,965,000	8,385,000	3,195,000	20,015,000
9/30/2023	1,200,000	0	715,000	2,990,000	2,820,000	7,970,000	3,060,000	18,755,000
9/30/2024	1,090,000	0	480,000	2,760,000	2,670,000	7,545,000	2,920,000	17,465,000
9/30/2025	980,000	0	240,000	2,530,000	2,515,000	7,105,000	2,775,000	16,145,000
9/30/2026	870,000	0	0	2,300,000	2,355,000	6,655,000	2,625,000	14,805,000
9/30/2027	755,000	0	0	2,070,000	2,190,000	6,190,000	2,470,000	13,675,000
9/30/2028	635,000	0	0	1,840,000	2,020,000	5,710,000	2,310,000	12,515,000
9/30/2029	515,000	0	0	1,610,000	1,845,000	5,215,000	2,140,000	11,325,000
9/30/2030	390,000	0	0	1,380,000	1,665,000	4,705,000	1,965,000	10,105,000
9/30/2031	265,000	0	0	1,150,000	1,480,000	4,180,000	1,785,000	8,860,000
9/30/2032	135,000	0	0	920,000	1,285,000	3,640,000	1,605,000	7,585,000
9/30/2033	0	0	0	690,000	1,085,000	3,080,000	1,420,000	6,275,000
9/30/2034	0	0	0	460,000	880,000	2,505,000	1,230,000	5,075,000
9/30/2035	0	0	0	230,000	670,000	1,910,000	1,035,000	3,845,000
9/30/2036	0	0	0	0	455,000	1,295,000	835,000	2,585,000
9/30/2037	0	0	0	0	230,000	660,000	635,000	1,525,000
9/30/2038	0	0	0	0	0	0	430,000	430,000
9/30/2039	0	0	0	0	0	0	220,000	220,000
9/30/2040	0	0	0	0	0	0	0	0

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

Long-Term Debt Principal and Interest Payments by Year

	2013 CO		2014 Tax Note		2015 GO		2016 CO	
	Prin	Int	Prin	Int	Prin	Int	Prin	Int
FY22	105,000	32,930	160,000	1,560	225,000	23,400	230,000	100,050
FY23	105,000	30,988			230,000	18,900	230,000	93,150
FY24	110,000	28,835			235,000	14,200	230,000	86,250
FY25	110,000	26,525			240,000	9,600	230,000	79,350
FY26	110,000	24,105			240,000	4,800	230,000	72,450
FY27	115,000	21,518					230,000	65,550
FY28	120,000	18,755					230,000	58,650
FY29	120,000	15,875					230,000	51,750
FY30	125,000	12,748					230,000	44,850
FY31	125,000	9,373					230,000	37,950
FY32	130,000	5,800					230,000	31,050
FY33	135,000	1,958					230,000	24,150
FY34							230,000	17,250
FY35							230,000	10,350
FY36							230,000	3,450
FY37								
FY38								
FY39								
FY40								
	1,410,000	229,408	160,000	1,560	1,170,000	70,900	3,450,000	776,250

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

Long-Term Principal and Interest Payments by Year (cont.)

	2017 CO		2018 CO		2019 CO		TOTAL	
	Prin	Int	Prin	Int	Prin	Int	Prin	Int
FY22	140,000	96,819	400,000	268,469	125,000	93,094	1,385,000	616,322
FY23	145,000	91,119	415,000	256,244	135,000	87,894	1,260,000	578,294
FY24	150,000	85,219	425,000	243,644	140,000	82,394	1,290,000	540,542
FY25	155,000	79,119	440,000	230,669	145,000	76,694	1,320,000	501,957
FY26	160,000	73,619	450,000	217,319	150,000	70,794	1,340,000	463,087
FY27	165,000	68,744	465,000	203,594	155,000	64,694	1,130,000	424,099
FY28	170,000	63,719	480,000	189,419	160,000	58,394	1,160,000	388,937
FY29	175,000	58,544	495,000	174,794	170,000	51,794	1,190,000	352,757
FY30	180,000	53,219	510,000	159,719	175,000	46,644	1,220,000	317,179
FY31	185,000	47,744	525,000	144,194	180,000	43,094	1,245,000	282,354
FY32	195,000	42,044	540,000	128,219	180,000	39,381	1,275,000	246,493
FY33	200,000	36,119	560,000	111,369	185,000	35,503	1,310,000	209,098
FY34	205,000	30,044	575,000	93,634	190,000	31,400	1,200,000	172,328
FY35	210,000	23,819	595,000	74,981	195,000	27,069	1,230,000	136,219
FY36	215,000	17,444	615,000	55,319	200,000	22,625	1,260,000	98,838
FY37	225,000	10,703	635,000	34,213	200,000	18,125	1,060,000	63,041
FY38	230,000	3,594	660,000	11,550	205,000	13,312	1,095,000	28,456
FY39					210,000	8,125	210,000	8,125
FY40					220,000	2,750	220,000	2,750
	3,105,000	881,628	8,785,000	2,597,347	3,320,000	873,780	21,400,000	5,430,873

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

Certificates of Obligation - Series 2013

	PRINCIPAL	INTEREST	TOTAL
2/15/2022	105,000.00	16,937.50	121,937.50
8/15/2022		15,992.50	15,992.50
2/15/2023	105,000.00	15,992.50	120,992.50
8/15/2023		14,995.00	14,995.00
2/15/2024	110,000.00	14,995.00	124,995.00
8/15/2024		13,840.00	13,840.00
2/15/2025	110,000.00	13,840.00	123,840.00
8/15/2025		12,685.00	12,685.00
2/15/2026	110,000.00	12,685.00	122,685.00
8/15/2026		11,420.00	11,420.00
2/15/2027	115,000.00	11,420.00	126,420.00
8/15/2027		10,097.50	10,097.50
2/15/2028	120,000.00	10,097.50	130,097.50
8/15/2028		8,657.50	8,657.50
2/15/2029	120,000.00	8,657.50	128,657.50
8/15/2029		7,217.50	7,217.50
2/15/2030	125,000.00	7,217.50	132,217.50
8/15/2030		5,530.00	5,530.00
2/15/2031	125,000.00	5,530.00	130,530.00
8/15/2031		3,842.50	3,842.50
2/15/2032	130,000.00	3,842.50	133,842.50
8/15/2032		1,957.50	1,957.50
2/15/2033	135,000.00	1,957.50	136,957.50
	\$1,410,000.00	\$229,407.50	\$1,639,407.50

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

Tax Notes - Series 2014

	PRINCIPAL	INTEREST	TOTAL
12/1/2021	160,000.00	1,560.00	161,560.00
	\$160,000.00	\$1,560.00	\$161,560.00

GO Refunding Bonds - Series 2015

	PRINCIPAL	INTEREST	TOTAL
2/15/2022		11,700.00	11,700.00
8/15/2022	225,000.00	11,700.00	236,700.00
2/15/2023		9,450.00	9,450.00
8/15/2023	230,000.00	9,450.00	239,450.00
2/15/2024		7,100.00	7,100.00
8/15/2024	235,000.00	7,100.00	242,100.00
2/15/2025		4,800.00	4,800.00
8/15/2025	240,000.00	4,800.00	244,800.00
2/15/2026		2,400.00	2,400.00
8/15/2026	240,000.00	2,400.00	242,400.00
	\$1,170,000.00	\$70,900.00	\$1,240,900.00

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

Certificates of Obligation - Series 2016

	PRINCIPAL	INTEREST	TOTAL
2/15/2022	230,000.00	51,750.00	281,750.00
8/15/2022		48,300.00	48,300.00
2/15/2023	230,000.00	48,300.00	278,300.00
8/15/2023		44,850.00	44,850.00
2/15/2024	230,000.00	44,850.00	274,850.00
8/15/2024		41,400.00	41,400.00
2/15/2025	230,000.00	41,400.00	271,400.00
8/15/2025		37,950.00	37,950.00
2/15/2026	230,000.00	37,950.00	267,950.00
8/15/2026		34,500.00	34,500.00
2/15/2027	230,000.00	34,500.00	264,500.00
8/15/2027		31,050.00	31,050.00
2/15/2028	230,000.00	31,050.00	261,050.00
8/15/2028		27,600.00	27,600.00
2/15/2029	230,000.00	27,600.00	257,600.00
8/15/2029		24,150.00	24,150.00
2/15/2030	230,000.00	24,150.00	254,150.00
8/15/2030		20,700.00	20,700.00
2/15/2031	230,000.00	20,700.00	250,700.00
8/15/2031		17,250.00	17,250.00
2/15/2032	230,000.00	17,250.00	247,250.00
8/15/2032		13,800.00	13,800.00
2/15/2033	230,000.00	13,800.00	243,800.00
8/15/2033		10,350.00	10,350.00
2/15/2034	230,000.00	10,350.00	240,350.00
8/15/2034		6,900.00	6,900.00
2/15/2035	230,000.00	6,900.00	236,900.00
8/15/2035		3,450.00	3,450.00
2/15/2036	230,000.00	3,450.00	233,450.00
	\$3,450,000.00	\$776,250.00	\$4,226,250.00

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

Certificates of Obligation - Series 2017

	PRINCIPAL	INTEREST	TOTAL
2/15/2022	140,000.00	49,809.38	189,809.38
8/15/2022		47,009.38	47,009.38
2/15/2023	145,000.00	47,009.38	192,009.38
8/15/2023		44,109.38	44,109.38
2/15/2024	150,000.00	44,109.38	194,109.38
8/15/2024		41,109.38	41,109.38
2/15/2025	155,000.00	41,109.38	196,109.38
8/15/2025		38,009.38	38,009.38
2/15/2026	160,000.00	38,009.38	198,009.38
8/15/2026		35,609.38	35,609.38
2/15/2027	165,000.00	35,609.38	200,609.38
8/15/2027		33,134.38	33,134.38
2/15/2028	170,000.00	33,134.38	203,134.38
8/15/2028		30,584.38	30,584.38
2/15/2029	175,000.00	30,584.38	205,584.38
8/15/2029		27,959.38	27,959.38
2/15/2030	180,000.00	27,959.38	207,959.38
8/15/2030		25,259.38	25,259.38
2/15/2031	185,000.00	25,259.38	210,259.38
8/15/2031		22,484.38	22,484.38
2/15/2032	195,000.00	22,484.38	217,484.38
8/15/2032		19,559.38	19,559.38
2/15/2033	200,000.00	19,559.38	219,559.38
8/15/2033		16,559.38	16,559.38
2/15/2034	205,000.00	16,559.38	221,559.38
8/15/2034		13,484.38	13,484.38
2/15/2035	210,000.00	13,484.38	223,484.38
8/15/2035		10,334.38	10,334.38
2/15/2036	215,000.00	10,334.38	225,334.38
8/15/2036		7,109.38	7,109.38
2/15/2037	225,000.00	7,109.38	232,109.38
8/15/2037		3,593.75	3,593.75
2/15/2038	230,000.00	3,593.75	233,593.75
	\$3,105,000.00	\$881,628.28	\$3,986,628.28

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

Certificates of Obligation - Series 2018

	PRINCIPAL	INTEREST	TOTAL
2/15/2022	400,000.00	137,234.38	537,234.38
8/15/2022		131,234.38	131,234.38
2/15/2023	415,000.00	131,234.38	546,234.38
8/15/2023		125,009.38	125,009.38
2/15/2024	425,000.00	125,009.38	550,009.38
8/15/2024		118,634.38	118,634.38
2/15/2025	440,000.00	118,634.38	558,634.38
8/15/2025		112,034.38	112,034.38
2/15/2026	450,000.00	112,034.38	562,034.38
8/15/2026		105,284.38	105,284.38
2/15/2027	465,000.00	105,284.38	570,284.38
8/15/2027		98,309.38	98,309.38
2/15/2028	480,000.00	98,309.38	578,309.38
8/15/2028		91,109.38	91,109.38
2/15/2029	495,000.00	91,109.38	586,109.38
8/15/2029		83,684.38	83,684.38
2/15/2030	510,000.00	83,684.38	593,684.38
8/15/2030		76,034.38	76,034.38
2/15/2031	525,000.00	76,034.38	601,034.38
8/15/2031		68,159.38	68,159.38
2/15/2032	540,000.00	68,159.38	608,159.38
8/15/2032		60,059.30	60,059.30
2/15/2033	560,000.00	60,059.30	620,059.30
8/15/2033		51,309.38	51,309.38
2/15/2034	575,000.00	51,309.38	626,309.38
8/15/2034		42,325.00	42,325.00
2/15/2035	595,000.00	42,325.00	637,325.00
8/15/2035		32,656.25	32,656.25
2/15/2036	615,000.00	32,656.25	647,656.25
8/15/2036		22,662.50	22,662.50
2/15/2037	635,000.00	22,662.50	657,662.50
8/15/2037		11,550.00	11,550.00
2/15/2038	660,000.00	11,550.00	671,550.00
	\$8,785,000.00	\$2,597,347.00	\$11,382,347.00

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

Certificates of Obligation - Series 2019

	PRINCIPAL	INTEREST	TOTAL
2/15/2022	125,000.00	47,796.88	172,796.88
8/15/2022		45,296.88	45,296.88
2/15/2023	135,000.00	45,296.88	180,296.88
8/15/2023		42,596.88	42,596.88
2/15/2024	140,000.00	42,596.88	182,596.88
8/15/2024		39,796.88	39,796.88
2/15/2025	145,000.00	39,796.88	184,796.88
8/15/2025		36,896.88	36,896.88
2/15/2026	150,000.00	36,896.88	186,896.88
8/15/2026		33,896.88	33,896.88
2/15/2027	155,000.00	33,896.88	188,896.88
8/15/2027		30,796.88	30,796.88
2/15/2028	160,000.00	30,796.88	190,796.88
8/15/2028		27,596.88	27,596.88
2/15/2029	170,000.00	27,596.88	197,596.88
8/15/2029		24,196.88	24,196.88
2/15/2030	175,000.00	24,196.88	199,196.88
8/15/2030		22,446.88	22,446.88
2/15/2031	180,000.00	22,446.88	202,446.88
8/15/2031		20,646.88	20,646.88
2/15/2032	180,000.00	20,646.88	200,646.88
8/15/2032		18,734.38	18,734.38
2/15/2033	185,000.00	18,734.38	203,734.38
8/15/2033		16,768.75	16,768.75
2/15/2034	190,000.00	16,768.75	206,768.75
8/15/2034		14,631.25	14,631.25
2/15/2035	195,000.00	14,631.25	209,631.25
8/15/2035		12,437.50	12,437.50
2/15/2036	200,000.00	12,437.50	212,437.50
8/15/2036		10,187.50	10,187.50
2/15/2037	200,000.00	10,187.50	210,187.50
8/15/2037		7,937.50	7,937.50
2/15/2038	205,000.00	7,937.50	212,937.50
8/15/2038		5,375.00	5,375.00
2/15/2039	210,000.00	5,375.00	215,375.00
8/15/2039		2,750.00	2,750.00
2/15/2040	220,000.00	2,750.00	222,750.00
	\$3,320,000.00	\$873,778.24	\$4,193,778.24

City of Manvel, Texas

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City of Manvel, Texas

Section 11 - Capital Projects Fund



The Capital Projects Fund provides for the accounting of projects over \$25,000 that are expected to take longer than the annual budget appropriates and has a useful life of more than 5 years. The Capital Project Fund accounts for the revenues and expenditures on an annual basis, while the overall Capital Improvement Plan (CIP) accounts for each project's total revenues and expenditures over several years.

The Capital Projects Bond Fund provides for the accounting of projects over \$25,000 that are expected to take longer than the annual budget appropriates and has a useful life of more than 5 years. These projects have the added stipulation that all or some of the moneys used are generated from bond issuances.

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

CAPITAL PROJECTS FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Capital Projects Fund Revenues							
Interest Revenues							
50-06-4600 Interest Income	135,473	58,478	31,051	200,000	200,000	9,410	10,000
Total Interest Revenues	135,473	58,478	31,051	200,000	200,000	9,410	10,000
Other Source Revenues							
50-07-4704 Grant Revenues	140,087	-	-	322,000	431,513	431,513	-
50-07-4811 Other Income	50,000	-	1,200,000	1,950,000	1,950,000	1,950,000	-
50-07-4820 Loan Financing Proceeds	-	-	-	-	-	-	-
50-07-4830 Bond Proceeds	13,360,000	-	-	-	-	-	-
50-07-4831 Bond Premium	230,869	-	-	-	-	-	-
50-07-4835 HSC Contribution	-	-	-	-	-	-	-
50-07-4836 TWDB Funding	-	-	-	-	-	-	-
50-09-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	13,780,956	-	1,200,000	2,272,000	2,381,513	2,381,513	-
Transfer-In Revenues							
50-07-4950 Transfer In - Gen Fund	1,725,000	695,000	-	-	-	-	-
50-07-4952 Transfer In - Debt Service Fund	-	-	-	-	-	-	-
50-07-4960 Transfer In - MEDC Fund	789,097	-	-	-	765,000	-	-
50-07-4963 Transfer In - Impact Fee Fund	310,000	400,000	400,000	-	487,000	1,401,980	600,250
50-09-4950 Transfer In - Gen Fund	-	-	300,000	350,000	350,000	1,350,000	350,000
50-09-4964 Transfer In - Cap Projects Bond Fund	-	-	-	14,101,956	14,101,956	13,617,516	-
50-09-4999 Transfer In - Fund Balance	-	-	-	-	966,274	(966,274)	13,760,186
Total Transfer-In Revenues	2,824,097	1,095,000	700,000	14,451,956	16,670,230	15,403,222	14,710,436
Total Capital Projects Fund Revenues	16,740,526	1,153,478	1,931,051	16,923,956	19,251,743	17,794,145	14,720,436
Capital Projects Fund Expenditures							
Personnel Services							
50-91-5000 Salaries	-	-	-	100,000	77,000	61,026	-
50-91-5006 Longevity	-	-	-	-	-	-	-
50-91-5010 FICA Expense	-	-	-	-	5,500	4,650	-
50-91-5030 Health Insurance	-	-	-	-	9,300	8,642	-
50-91-5031 Vision Insurance	-	-	-	-	150	102	-
50-91-5032 Life Insurance & LTD	-	-	-	-	300	239	-
50-91-5033 Dental Insurance	-	-	-	-	500	427	-
50-91-5034 Retirement	-	-	-	-	7,200	6,261	-
50-91-5035 Cell Phone Allowance	-	-	-	-	-	-	-
50-91-5038 Flex Admin Expense	-	-	-	-	50	42	-
50-91-5039 Flex Card Expense Health Ins	-	-	-	-	-	-	-
50-91-5040 Workers Compensation	-	-	-	-	-	-	-
Total Personnel Services	-	-	-	100,000	100,000	81,389	-

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Capital Outlays							
50-91-6030 Capital Outlay - Vehicle	-	-	-	-	31,527	31,527	-
50-91-7105 Bond Issuance Costs	282,299	-	-	-	-	-	-
50-91-7401 Park Master Plan	-	-	-	-	-	-	-
50-91-7402 Master Water Plan	-	-	-	-	150,000	149,897	-
50-91-7403 Master Wastewater Plan	-	-	-	-	150,000	149,901	-
50-91-7404 City Hall Front Parking Lot	-	-	-	-	-	-	50,000
50-91-7408 City Hall Bldg-Expansion	3,212	434,400	1,955,103	-	-	-	-
50-91-7409 Rogers/Holley Street Construction	23,325	1,622	-	-	-	-	-
50-91-7410 Technology Equipment	314	-	-	-	-	-	-
50-91-7419 Council Approved Projects	-	-	-	-	744,260	686,089	-
50-91-7502 Water Plant Improvements	182,726	-	-	750,000	750,000	46,700	703,300
50-91-7503 Waterline Replacement-Roger Rd-W c	-	-	-	-	-	-	-
50-91-7504 Large Ave WW Line	807,898	-	-	-	-	-	-
50-91-7505 Hwy 6 Waterline Extension	-	-	-	-	-	-	-
50-91-7506 Elevated Storage Tank	-	-	-	2,200,000	2,200,000	23,985	5,978,320
50-91-7507 Surface Water Rights Acquisition	-	-	-	300,000	300,000	-	300,000
50-91-7508 Regional WWTP	-	-	-	-	-	-	-
50-91-7509 Street Maintenance Plan	-	-	-	-	-	-	-
50-91-7510 Tankersley Waterline Loop	30,338	305,800	-	-	-	-	-
50-91-7511 Municipal Complex	4,696,262	-	-	4,607,155	4,607,155	1,443,409	3,163,746
50-91-7512 Rogers Road West Waterline Loop	169,707	-	-	-	-	-	-
50-91-7513 Little Rascals Econ Dev Project	-	117,506	-	-	-	-	-
50-91-7514 Mustang Bayou Surface Water Rights	-	-	-	-	-	-	-
50-91-7515 Water Plant Improvements - Phase 3	-	-	-	-	-	-	-
50-91-7516 East WWTP	-	-	-	1,531,121	2,031,121	58,984	1,972,000
50-91-7517 West WWTP	-	-	-	1,572,660	1,072,660	-	1,072,660
50-91-7518 Cemetary Waterline Loop	-	28,400	360,450	-	-	-	-
50-91-7521 West Side Water Line Loop	-	-	-	-	-	-	-
50-91-7522 Almost Heaven	-	-	-	500,000	500,000	-	500,000
50-91-7523 Purchases of Land	-	495,000	-	-	-	-	-
50-91-7524 Masters/Jordan Development	-	-	-	265,083	265,083	265,019	-
50-91-7525 Large Avenue Phase 3	-	-	-	663,500	663,500	663,218	-
50-91-7526 Westside Water Line Loop Ph 1	-	-	-	-	-	-	-
50-91-7527 Hwy 288 Water Line Interconnect	-	-	-	400,000	400,000	-	-
50-91-7528 Manvel Pkwy Water Line Ext	-	-	-	400,000	400,000	-	-
50-91-7529 FM 1128 Water Line Ext Ph 2	-	-	-	-	-	-	-
50-91-7530 IT Project	-	-	-	250,000	250,000	249,466	250,000
50-91-7531 Building Planning	-	-	-	100,000	100,000	99,934	-
50-91-7532 Wastewater Improvements	-	-	-	1,750,000	1,750,000	19,134	1,730,500
50-91-7533 SCADA Improvements	-	-	-	322,000	322,000	-	-
50-91-7559 Other Projects	8,791	-	-	-	-	-	-
Total Capital Outlays	6,204,873	1,382,729	2,315,553	15,611,519	16,687,306	3,887,263	15,720,526
Transfer-Out							
50-91-8651 Transfer to Capital Projects Bond Fun	-	13,076,677	700,000	-	-	-	-
50-95-8590 Transfer Out - Debt Service Fund	-	-	-	-	-	-	-
50-95-8592 Transfer Out - Parks Fund	-	-	-	-	-	-	-
Total Transfer-Out	-	13,076,677	700,000	-	-	-	-
Total Capital Projects Fund Expenditures	6,204,873	14,459,406	3,015,553	15,711,519	16,787,306	3,968,651	15,720,526
Net Revenues over (Expenditures)							
Net Revenues over (Expenditures)	10,535,654	(13,305,928)	(1,084,502)	1,212,437	2,464,437	13,825,493	(1,000,090)
Fund Balance - Beginning	-	-	2,843,933	1,759,431	1,759,431	1,759,431	14,760,276
Fund Balance - Transfer Out	-	-	-	(966,274)	(966,274)	(966,274)	(13,760,186)
Fund Balance - Ending	10,535,654	(13,305,928)	1,759,431	2,005,594	3,257,594	14,618,651	-

City of Manvel, Texas

Capital Improvements Program (CIP)



The City of Manvel Capital Improvements Program (CIP) is a process by which the City develops a multi-year plan for major capital expenditures that matches available resources and satisfies the City tax rate stabilization objective. The threshold for capital projects was established as projects that exceed \$25,000.

The current CIP is used as a planning tool and provides for construction or acquired assets over a five (5) year period. Projects are analyzed and funded based on funding needs and projections. On some occasions, other sources of funding are made to allow the total project to occur.

Some planned projects in the future involve the purchase of services and land and may not require future maintenance. Those facility projects that are planned will require additional utility and maintenance and often are not material.

Per City Charter, the CIP will continue to be reviewed and updated on an annual basis. The update will consist of both new projects and added updates to existing projects. Updates may include revised scope, cost, or scheduling, as appropriate. The City's FY2016-2020 identified 30 Projects which have been slightly modified as a result of added needs or retooled programs.

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET=====



ELEVATED STORAGE TANK

Project Name:	Elevated Storage Tank						Status:	Future
Project Description:	TCEQ regulations require elevated storage capacity of 100 gallons per connection for systems with more than 2,500 connections. Currently, the City serves approximately 800 connections. With the anticipated growth in Manvel, the trigger of 2,500 could be reached soon.							
Project Type:		General	Parks	Streets	Water	Waste	Surface	Total
					\$2,200,000			\$2,200,000

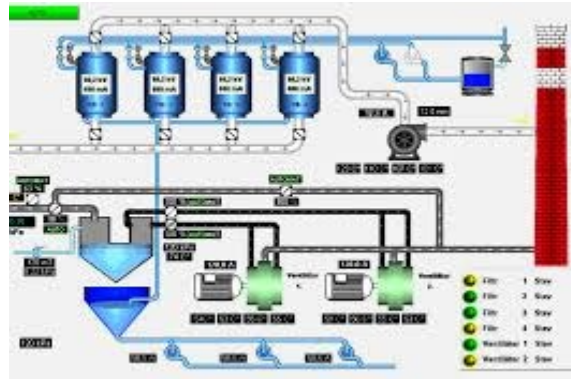
Funding Source	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
General Obligation Bond							\$0
Certificate of Obligation			\$1,050,000	\$1,150,000			\$2,200,000
City Funding							\$0
Utility Funding							\$0
Impact Fees							\$0
Other							\$0
Funding Total	\$0	\$0	\$1,050,000	\$1,150,000	\$0	\$0	\$2,200,000

Spending Phases	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Professional Services			\$150,000				\$150,000
Studies/Analysis							\$0
Land/ROW							\$0
Construction			\$900,000	\$900,000			\$1,800,000
Equipment							\$0
Other				\$250,000			\$250,000
Project Total	\$0	\$0	\$1,050,000	\$1,150,000	\$0	\$0	\$2,200,000

Associated Operating Costs	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Personnel					\$2,500	\$2,625	\$5,125
Operation & Maintenance					\$1,000	\$1,100	\$2,100
Total	\$0	\$0	\$0	\$0	\$3,500	\$3,725	\$7,225

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====



SCADA IMPROVEMENTS

Project Name:	SCADA Improvements						Status:	Future
Project Description:	Supervisory Control and Data Acquisition (SCADA) systems collect data from assets in the City and report that data back to one central location to make monitoring of the treatment plants, lift stations, and water quality between those point more efficient.							
Project Type:	General	Parks	Streets	Water	Waste	Surface	Total	
				\$322,000			\$322,000	
Funding Source	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total	
General Obligation Bond							\$0	
Certificate of Obligation							\$0	
City Funding							\$0	
Utility Funding							\$0	
Impact Fees							\$0	
Other			\$322,000				\$322,000	
Funding Total	\$0	\$0	\$322,000	\$0	\$0	\$0	\$322,000	
Spending Phases	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total	
Professional Services							\$0	
Studies/Analysis							\$0	
Land/ROW							\$0	
Construction							\$0	
Equipment			\$322,000				\$322,000	
Other							\$0	
Project Total	\$0	\$0	\$322,000	\$0	\$0	\$0	\$322,000	
Associated Operating Costs	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total	
Personnel							\$0	
Operation & Maintenance							\$0	
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====



WATER PLANT IMPROVEMENTS

Project Name:	Water Plant Improvements						Status:	Future
Project Description:	Developers have agreements with the City to pay for improvements to water plants to provide water to expanding subdivisions within Manvel. These payments are made in incremental blocks and the upgrades to the water/wastewater are handled by the City.							
Project Type:	General	Parks	Streets	Water	Waste	Surface	Total	
				\$750,000			\$750,000	
Funding Source	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total	
General Obligation Bond							\$0	
Certificate of Obligation							\$0	
City Funding							\$0	
Utility Funding							\$0	
Impact Fees							\$0	
Other			\$750,000				\$750,000	
Funding Total	\$0	\$0	\$750,000	\$0	\$0	\$0	\$750,000	
Spending Phases	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total	
Professional Services							\$0	
Studies/Analysis							\$0	
Land/ROW							\$0	
Construction							\$0	
Equipment							\$0	
Other			\$750,000				\$750,000	
Project Total	\$0	\$0	\$750,000	\$0	\$0	\$0	\$750,000	
Associated Operating Costs	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total	
Personnel							\$0	
Operation & Maintenance							\$0	
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====



SURFACE WATER RIGHTS ACQUISITION

Project Name:	Surface Water Rights Acquisition					Status:	In Progress
Project Description:	As water demands increase in Manvel, the need to diversify supply sources will also increase. Currently, all the City's drinking water and fire protection come from ground water. In addition to land owner wells, there are also 5 small plants across the City that have a total capacity of about 3 MGD.						
Project Type:	General	Parks	Streets	Water	Waste	Surface	Total
						\$1,500,000	\$1,500,000

Funding Source	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
General Obligation Bond							\$0
Certificate of Obligation		\$300,000	\$300,000	\$300,000	\$300,000		\$1,200,000
City Funding							\$0
Utility Funding						\$300,000	\$300,000
Impact Fees							\$0
Other							\$0
Funding Total	\$0	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000

Spending Phases	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Professional Services							\$0
Studies/Analysis							\$0
Land/ROW							\$0
Construction							\$0
Equipment							\$0
Other		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
Project Total	\$0	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000

Associated Operating Costs	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Personnel							\$0
Operation & Maintenance							\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====



CITY CENTER/MUNICIPAL COMPLEX

Project Name:	City Center/Municipal Complex						Status:	In Progress
Project Description:	The City Center reaffirms a commitment to providing a lifestyle rich with small-town charm and sense of community by offering a place for residents, friends and neighbors to come together for special events and for day-to-day interaction. This complex will include a new City Hall, Police Station, Library, Municipal Court, and a sports complex.							
Project Type:	General	Parks	Streets	Water	Waste	Surface	Total	
	\$16,000,000						\$16,000,000	

Funding Source	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
General Obligation Bond							\$0
Certificate of Obligation	\$4,696,262		\$4,608,527	\$4,000,000	\$2,695,211		\$16,000,000
City Funding							\$0
Utility Funding							\$0
Impact Fees							\$0
Other							\$0
Funding Total	\$4,696,262	\$0	\$4,608,527	\$4,000,000	\$2,695,211	\$0	\$16,000,000

Spending Phases	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Professional Services							\$0
Studies/Analysis							\$0
Land/ROW	\$4,696,262						\$4,696,262
Construction			\$4,608,527	\$4,000,000	\$2,696,211		\$11,304,738
Equipment							\$0
Other							\$0
Project Total	\$4,696,262	\$0	\$4,608,527	\$4,000,000	\$2,696,211	\$0	\$16,001,000

Associated Operating Costs	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Personnel							\$0
Operation & Maintenance				\$25,000	\$35,000	\$35,000	\$95,000
Total	\$0	\$0	\$0	\$25,000	\$35,000	\$35,000	\$95,000

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====



MASTERS/JORDAN LAND DEVELOPMENT

Project Name:	Masters/Jordan Land Development						Status:	In Progress
Project Description:	This land can be used for multiple purposes. The minerals in the ground can be removed and sold with the help of external companies. The land can then be used a retention source to remove potential flood waters and serve as a center to a recreational area.							
Project Type:	General	Parks	Streets	Water	Waste	Surface	Total	
	\$1,921,788						\$1,921,788	
Funding Source	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total	
General Obligation Bond							\$0	
Certificate of Obligation		\$3,226,452	\$265,083				\$3,491,535	
City Funding							\$0	
Utility Funding							\$0	
Impact Fees							\$0	
Other							\$0	
Funding Total	\$0	\$3,226,452	\$265,083	\$0	\$0	\$0	\$3,491,535	
Spending Phases	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total	
Professional Services							\$0	
Studies/Analysis							\$0	
Land/ROW		\$3,226,452					\$3,226,452	
Construction							\$0	
Equipment							\$0	
Other			\$265,083				\$265,083	
Project Total	\$0	\$3,226,452	\$265,083	\$0	\$0	\$0	\$3,491,535	
Associated Operating Costs	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total	
Personnel							\$0	
Operation & Maintenance							\$0	
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====



IT Project

Project Name:	IT Project						Status:	Future
Project Description:	In order to have adequate communications and back-up data, the City needs infrastructure in the form of IT networking. The fiber cables can interconnect City facilities as well as allow for future use with traffic monitoring, wi-fi, and other possibilities.							
Project Type:	General	Parks	Streets	Water	Waste	Surface	Total	
	\$1,000,000						\$1,000,000	

Funding Source	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
General Obligation Bond							\$0
Certificate of Obligation							\$0
City Funding			\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000
Utility Funding							\$0
Impact Fees							\$0
Other							\$0
Funding Total	\$0	\$0	\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000

Spending Phases	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Professional Services							\$0
Studies/Analysis							\$0
Land/ROW							\$0
Construction							\$0
Equipment							\$0
Other			\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000
Project Total	\$0	\$0	\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000

Associated Operating Costs	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Personnel							\$0
Operation & Maintenance							\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====



REGIONAL WASTEWATER TREATMENT PLANTS

Project Name:	Regional Wastewater Treatment Plants					Status:	Future
Project Description:	Construct a new East Service Area and West Service Area WWTP. Construction is needed to divert infrastructure to pump wastewater from the Central to East Service Area. West Service Area will need consolidation to infrastructure. Extension of wastewater service via gravity lines, lift stations and force mains will be pushed to areas of growth.						
Project Type:	General	Parks	Streets	Water	Waste	Surface	Total
					\$77,503,200		\$77,503,200

Funding Source	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
General Obligation Bond							\$0
Certificate of Obligation			\$3,103,781		\$6,000,000	\$396,219	\$9,500,000
City Funding							\$0
Utility Funding							\$0
Impact Fees							\$0
Other					\$23,600,000	\$44,403,200	\$68,003,200
Funding Total	\$0	\$0	\$3,103,781	\$0	\$29,600,000	\$44,799,419	\$77,503,200

Spending Phases	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Professional Services			\$2,372,531		\$3,428,069	\$2,347,800	\$8,148,400
Studies/Analysis							\$0
Land/ROW			\$731,250		\$1,950,000		\$2,681,250
Construction					\$25,293,150	\$41,380,400	\$66,673,550
Equipment							\$0
Other							\$0
Project Total	\$0	\$0	\$3,103,781	\$0	\$30,671,219	\$43,728,200	\$77,503,200

Associated Operating Costs	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Personnel				\$22,500	\$22,500	\$420,000	\$465,000
Operation & Maintenance				\$162,500	\$162,500	\$1,257,500	\$1,582,500
Total	\$0	\$0	\$0	\$185,000	\$185,000	\$1,677,500	\$2,047,500

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====



WASTEWATER IMPROVEMENTS

Project Name:	Wastewater Improvements						Status:	Future
Project Description:	Developers have agreements with the City to pay for improvements to wastewater infrastructure to provide wastewater services to expanding subdivisions within Manvel. These payments are made in incremental blocks and the upgrades to the water/wastewater are handled by the City.							
Project Type:	General	Parks	Streets	Water	Waste	Surface	Total	
					\$1,750,000		\$1,750,000	
Funding Source	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total	
General Obligation Bond							\$0	
Certificate of Obligation							\$0	
City Funding							\$0	
Utility Funding							\$0	
Impact Fees							\$0	
Other			\$1,750,000				\$1,750,000	
Funding Total	\$0	\$0	\$1,750,000	\$0	\$0	\$0	\$1,750,000	
Spending Phases	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total	
Professional Services							\$0	
Studies/Analysis							\$0	
Land/ROW							\$0	
Construction							\$0	
Equipment							\$0	
Other			\$1,750,000				\$1,750,000	
Project Total	\$0	\$0	\$1,750,000	\$0	\$0	\$0	\$1,750,000	
Associated Operating Costs	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total	
Personnel							\$0	
Operation & Maintenance							\$0	
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====



CROIX MEMORIAL PARK RENOVATION

Project Name:	Croix Memorial Park Renovations						Status:	Future
Project Description:	Croix Park is the largest of the two parks in the City offering beautiful shade trees with picnic areas and a gazebo. Needed improvements are replacing restrooms, adding walking paths and a dog park, building a larger covered pavilion, and landscape improvements.							
Project Type:	General	Parks	Streets	Water	Waste	Surface	Total	
		\$1,780,000					\$1,780,000	

Funding Source	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
General Obligation Bond							\$0
Certificate of Obligation			\$250,000			\$1,530,000	\$1,780,000
City Funding							\$0
Utility Funding							\$0
Impact Fees							\$0
Other							\$0
Funding Total	\$0	\$0	\$250,000	\$0	\$0	\$1,530,000	\$1,780,000

Spending Phases	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Professional Services							\$0
Studies/Analysis							\$0
Land/ROW							\$0
Construction			\$250,000			\$1,530,000	\$1,780,000
Equipment							\$0
Other							\$0
Project Total	\$0	\$0	\$250,000	\$0	\$0	\$1,530,000	\$1,780,000

Associated Operating Costs	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Personnel							\$0
Operation & Maintenance				\$5,000	\$5,000	\$14,900	\$24,900
Total	\$0	\$0	\$0	\$5,000	\$5,000	\$14,900	\$24,900

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====



ALMOST HEAVEN PARK IMPROVEMENTS

Project Name:	Almost Heaven Park Improvements					Status:	Future
Project Description:	The former site of the Almost Heaven RV Resort has been conveyed as park property to the City of Manvel. This addition to the park system offers amenities to provide for recreation for residents. Improvements include the addition of a parking lot, decomposed granite trails, landscape improvements, and utility and seating additions.						
Project Type:	General	Parks	Streets	Water	Waste	Surface	Total
		\$500,000					\$500,000

Funding Source	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
General Obligation Bond							\$0
Certificate of Obligation			\$500,000				\$500,000
City Funding							\$0
Utility Funding							\$0
Impact Fees							\$0
Other							\$0
Funding Total	\$0	\$0	\$500,000	\$0	\$0	\$0	\$500,000

Spending Phases	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Professional Services							\$0
Studies/Analysis							\$0
Land/ROW							\$0
Construction			\$500,000				\$500,000
Equipment							\$0
Other							\$0
Project Total	\$0	\$0	\$500,000	\$0	\$0	\$0	\$500,000

Associated Operating Costs	Prior	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Future	Total
Personnel							\$0
Operation & Maintenance			\$13,000	\$13,000	\$13,000	\$13,000	\$52,000
Total	\$0	\$0	\$13,000	\$13,000	\$13,000	\$13,000	\$52,000

City of Manvel, Texas

===== FY2021-22 ANNUAL BUDGET =====

Future Capital Improvements through Impact Fees

Impact Fee Eligible CIP No.	Description of Project	Capital Cost ⁽¹⁾ (2021 Dollars)
Ongoing		
A	Master Water Plan and Impact Fee Update	\$67,500
B	Del Bello 1 MG EST (2022) ⁽²⁾	\$3,390,000
Proposed		
1	Manvel City Center Interconnect	\$1,584,800
2	Sowell Interconnect	\$1,597,400
3	Dogwood Avenue - Phase 1	\$723,800
4	Masters Line Waterline Extension Phase 3	\$1,776,600
5	Dogwood Avenue - Phase 2	\$666,400
6	Bissell Road Loop	\$860,000
7	Del Bello interconnect	\$1,967,000
8	Del Bello and Masters Road Loop	\$1,880,200
9	Manvel Parkway Waterline Extension	\$1,509,400
10	Maverick Plant Improvements	\$1,032,500
11	School Road Plant Improvements	\$3,360,000
12	Pump Station Expansion	\$10,360,000
13	Cemetery Road Loop Phase 2	\$630,600
14	Del Bello Spur to Del Bello Blvd Loop	\$1,109,200
15	Master Water Plan and Impact Fee Study (2025/26)	\$75,000
16	Master Water Plan and Impact Fee Study (2030/31)	\$87,000
Total		\$32,677,400

(1) Cost from draft Master Water Plan Update and includes 25% contingencies and 15% engineering.

(2) Capital cost utilized excludes the \$2.2 M is accounted for in previously issued G/O bond.

Impact Fee Eligible CIP No.	Description of Project	Capital Cost ⁽¹⁾ (2021 Dollars)
Ongoing		
A	Master Wastewater Plan and Impact Fee Update	\$61,200
Proposed		
1	1.0 MGD Expansion of the Central Regional Wastewater Treatment Plant (Phase 1)	\$26,741,900
2	New 4.0 MGD Pollard Blvd Lift Station and 18-inch Force Main (Phase 1) ⁽²⁾	\$3,324,354
3	12/15/18/30-inch Lines through Valencia Development ⁽²⁾	\$4,330,058
4	8-inch Gravity Main along McCoy Drive and Lewis Lane	\$753,800
5	Expansion of the Central Region Wastewater Treatment Plant to 2.0 MGD Capacity (Phase 2)	\$15,904,500
6	12-inch Del Bello SPUR Gravity Main	\$1,555,200
7	Master Wastewater Plan and Impact Fee Study (2025/26)	\$75,000
8	Master Wastewater Plan and Impact Fee Study (2030/31)	\$87,000
Wastewater Project Total		\$52,833,012

(1) Cost includes 25% contingencies, and 20% engineering for facility projects and 15% engineering for line projects.

(2) Cost attributed to oversizing beyond Valencia capacity requirement.



City Council Specific Use Permit Request

Agenda of:	September 7, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) to construct a self-storage facility located at 7227 Cemetery Road, in the Light Commercial District/State Highway 6 Overlay District (LC/SH6)

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity Map, Proposed Site Plan, Approved Plat, Application, and Public Hearing Notice

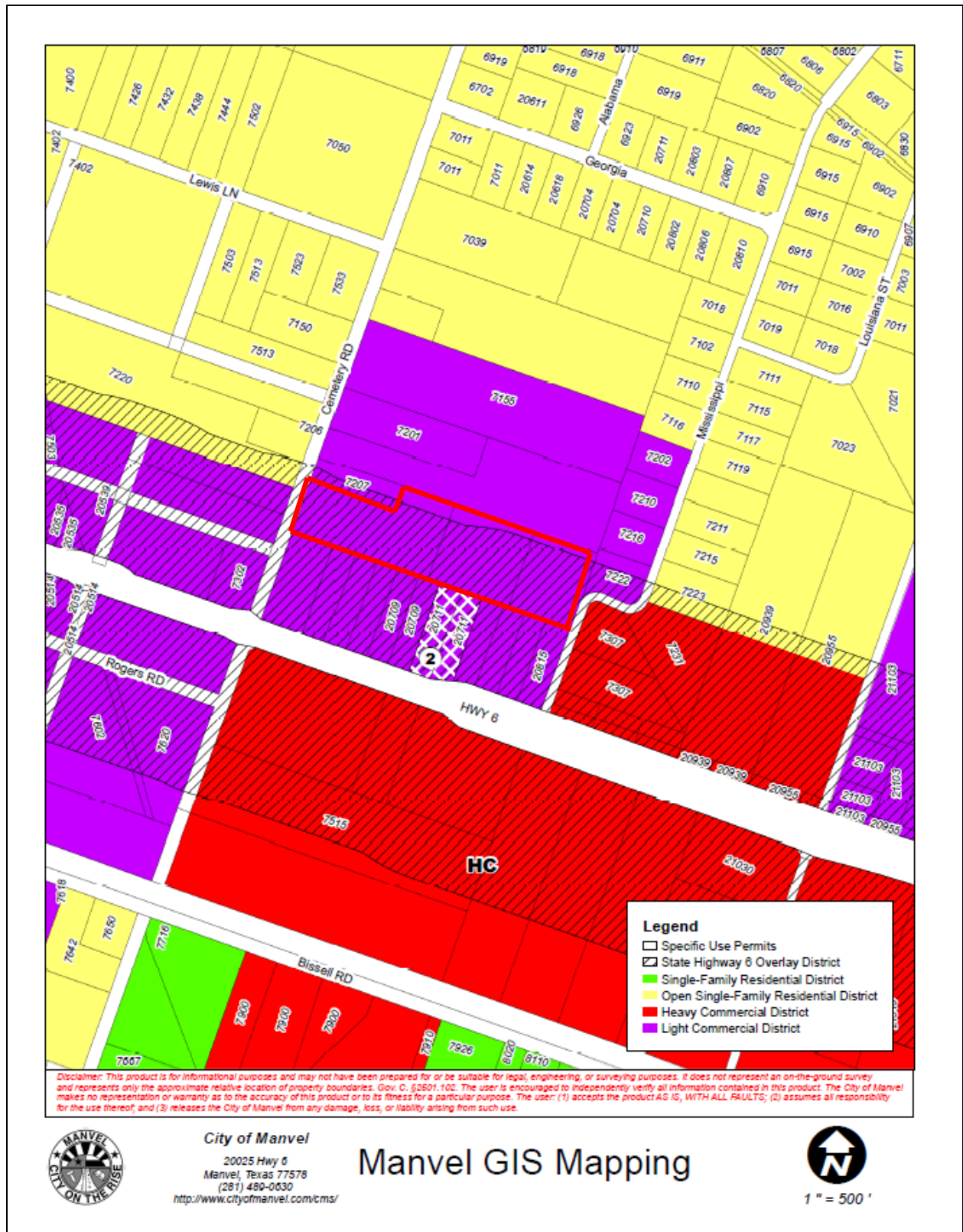
Recommended Action

A Public Hearing following a Consideration and Action from City Council

Executive Summary

The owner is requesting a Specific Use Permit for approximately 9.464 acres of land located at 7227 Cemetery Road. The property is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The SUP has been requested in order for a self-storage facility to be constructed at the site. According to the City's Zoning Ordinance, NAICS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units" requires a SUP in the Light Commercial District (LC). The subject property is currently vacant. The site plan proposes two points of ingress/egress to the site with one located Cemetery Road and a second located on Mississippi Street. The self-storage facility will have personal self-storage and RV storage. Previously a SUP has been approved for this site under NAICS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units" by the same property owner. The SUP was approved by Ordinance No. 2019-O-22 on June 17, 2019. Ordinance No. 2019-O-22 has since expired; therefore, the property owner has requested approval of another SUP. Staff overview of the SUP is contained in the attached staff report.

Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

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

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

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District (LC) South: Light Commercial District/State Highway 6 Overlay District (LC/SH6) & Light Commercial District/State Highway 6 Overlay District (LC/SH6-SUP) East: Heavy Commercial District/State Highway 6 Overlay District (HC/SH6), Open Single-Family Residential/State Highway 6 Overlay District (O-SFR/SH6) & Open Single-Family Residential (O-SFR) West: Light Commercial District/State Highway 6 Overlay District (LC/SH6), Open Single-Family Residential/State Highway 6 Overlay District (O-SFR/SH6) & Open Single-Family Residential (O-SFR)
Surrounding Land Use	North: Single-Family Residential & Vacant/Undeveloped South: Commercial, Religious Institution, & Vacant/Undeveloped East: Single-Family Residential West: Single-Family Residential & Vacant/Undeveloped

Overview

In 2019, a SUP was approved for this site under NAICS use number 531130 “Lessors of Mini Warehouses and Self-Storage Units” by the same property owner. The SUP was approved by Ordinance No. 2019-O-22 on June 17, 2019. Ordinance No. 2019-O-22 has since expired; therefore, the property owner has requested approval of another SUP for the same use. The

property has always been zoned Light Commercial District (LC) since City-wide zoning was adopted in 2001. The State Highway 6 Overlay District (SH6) was adopted in 2010. As was the case in 2019, a Specific Use Permit (SUP) is required for NACIS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units". The SUP application has been requested by the property owner so a self-storage facility can be constructed at 7227 Cemetery Road. The proposed self-storage facility will have personal self-storage and RV storage. According to the site plan, there are six structures for self-storage or RV storage. Two structures are dedicated solely to self-storage and four are dedicated to covered RV storage. The site has proposed detention located in the northeast portion of the proposed site plan (*see Site Plan section*). The facility will take ingress and egress from two access points, with one located on Cemetery Road and the second located on Mississippi Street. The area is developed with single-family residential and commercial development. Some single-family development is zoned commercially with either Light Commercial (LC) or Heavy Commercial (HC) zoning districts. These properties are legal nonconforming in use. The commercial uses are located on SH6 abutting the property to the south. These businesses include Luxury Palapas, Manvel Auto Care, House of Refuge Church, Corey's Kitchen, and Biker Church.

Staff Recommendation

Staff recommends approval of the Specific Use Permit with the following 20 conditions:

1. The facility must have a public restroom;
2. The facility must comply with Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*, façade requirements;
3. All fire lanes are required to be 24-feet in width. Placement of the fire lanes per Fire Marshal approval (*see Design Criteria Manual for specifications*);
4. FDC's shall be remote and within 50-feet of a fire hydrant;
5. All boat/RV storage buildings shall have a fire suppression system installed if the buildings are 8,000 square feet or more with three or more sides enclosed per Sections 903.2 and 903.2.9.3 of the 2015 Fire Code;
6. All entry gates shall have a Knox Box key switch and a "click to enter" system;
7. Fire extinguishers shall be placed every 75-feet of travel distance;
8. All buildings shall be numbered for easy 911 identification. The building numbers shall be a minimum of 6-inches in height;
9. The facility shall comply with any and all Fire Marshal requirements;
10. The minimum distance between non-residential driveways and minor street shall be 75-feet;
11. Any open storage or display of items not for sale shall comply with Section 77-52, *Open Storage and Display of Items*;
12. The front building line setbacks on Cemetery Road and Mississippi Street shall comply with a required 25-foot front yard setback;
13. The site shall comply with subdivision variance conditions approved by City Council;
14. Freestanding lighting shall provide "cut-off" fixtures that conform with the Illuminating Engineering Society of North America, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;

15. All lighting fixtures mounted within 15-feet of a residentially used or zoned property and public right-of-way shall be classified as IES Type III or Type F. The fixtures shall be fitted with a “house side shielding”;
16. No freestanding light fixture shall be greater than 25-feet in height;
17. All outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically;
18. A landscape plan shall be submitted according to the requirements set out in Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*;
19. The facility shall provide an 8-foot tall fence using weather resistant wood species, wood treated with U.S. Environmental Protection Agency approved materials, painted wood, powder coated aluminum, brick, stone, or masonry where the site abuts residentially used or zoned property; and
20. The facility shall provide a minimum of two-inch caliper trees (at time of planting) every 30-feet where the site abuts residentially used or zoned property.

Planning, Development and Zoning Commission Public Hearing

The Planning, Development and Zoning Commission held a public hearing on August 23, 2021. There were four speakers during the public hearing. Mr. Ryan Gregory spoke in favor of his application stating the SUP had only expired. The second speaker was Audrey Player. Ms. Player expressed concern for her residence with a fence or wall. The second speaker was Mr. Mark Low. Mr. Low wanted to know who was responsible for improving Large Avenue. The last speaker was Ms. Christy Simmons. Ms. Simmons expressed she had no City point of contact regarding drainage on Mississippi Street. The City Engineer, Mr. Dan Johnson explained Mr. Robbie Hall is her point of contact which is the same employee she has been speaking to about drainage.

Planning, Development and Zoning Commission Meeting Discussion

At the August 23, 2021, Planning, Development and Zoning Commission meeting, the discussion focused on protections for residential, drainage, and Large Avenue improvements. Since Ms. Player brought up concerns for abutting residential the Commission asked questions of staff. The staff pointed to proposed conditions 14, 15, 17, 19, and 20. These proposed conditions provide for site lighting protection on abutting residential properties and tree landscaping to buffer the storage facility use. Other discussion focused on drainage. The City Engineer told the Commission the site cannot have any impact on the surrounding properties and must detain on-site. The self-storage facility site has experienced delays due to engineering designs with pump detention. The Commission also had questions regarding Large Avenue right-of-way improvements. The staff explained the property had a variance agreement approved by Council, whereby the property owner is responsible for escrowing one-half of Large Avenue five years after the certificate of occupancy is issued.

City Council Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received and staff is not aware of opposition.

Site Photographs



Looking at the site from Cemetery Road.



Residential homes across the street on Cemetery Road.



Residential homes abutting the site on Cemetery Road.



Looking at the site from Mississippi Street.



Residential homes across the street on Mississippi Street.



Commercial business abutting the site on SH 6.



Abutting commercial property to the south on SH6.

Aerial Vicinity Map



[illegible]

Approved Plat



Application



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Diamond Storage
Project Location/Address: 7227 Cemetery Rd Manvel, TX 77578
Legal Description: Landmark Park Subdivision, North of Highway 6, East of Cemetery Rd/ Hayden Crest
Current Zoning: Light Commercial Proposed Land Use: Self Storage NAICS No.: 53110
Parcel/Tax ID# (s): 6002-0014-000/ Total Acreage: 9.464 Request extension of 2019-0-22
6002-0015-000/
6002-0015-110

APPLICANT INFORMATION

Applicant Name: Ryan Gregory
Company Name: Diamond Storage, LLC
Address: 4910 County Rd. 58 City: Manvel State: TX Zip: 77578
Phone #: 832-277-5042 Email: rgregory@rgreginv.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Ryan Gregory 7/23/2021
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: R. Gregory Investments, LLC
Address: 4910 County Rd. 58 City: Manvel State: TX Zip: 77578
Phone #: 832-277-5042 Email: rgregory@rgreginv.com

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

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

Ryan Gregory 7/23/2021
Owner's Signature (REQUIRED) Date

Application



DEVELOPMENT SERVICES

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

SUBMITTAL CHECKLIST

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

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Applicant Letters of Request	
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	

APPLICANT CERTIFICATION

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

Ryan Gregory

Applicant Signature

7/23/2021

Date

Public Hearing Notice

Public Hearing Notice to run on Sunday 08/08/2021

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 7:00 P.M. ON MONDAY, AUGUST 23, 2021, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 7:00 P.M. ON TUESDAY, SEPTEMBER 7, 2021, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 531130 “LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.



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 ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: August 23, 2021 PDZ & September 7, 2021 City Council

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD 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: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation
to City Council, Final Plat for Meridiana Detention Reserve T Phase 1, being a subdivision
of 14.11 acres out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, and the Oliver Hall Survey,
A-203; City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.08.17 09:14:41 -05'00'

SIGNATURE

August 17, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve T Phase 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 23, 2021
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Meridiana Detention Reserve T Phase 1 Final Plat was approved for a 30-day plat extension by City Council on April 19, 2021. The Commission recommended approval of the 30-day plat extension to City Council on April 12, 2021. The plat was re-submitted and approved by City Council on May 3, 2021. The Commission recommended approval of this plat to City Council on April 26, 2021. This final plat has been brought back for consideration to include portions of the Manvel Interim Park Site Minor Plat. The previously approved final plat did not include the Manvel Interim Park Site Minor Plat since that plat required vacation. The Manvel Interim Park Site Vacating Plat has been recommended for approval at the July 26, 2021, Commission meeting. The Manvel Interim Park Site Vacating Plat will be heard before the August 16, 2021, City Council meeting. The Manvel Interim Park Site Vacating Plat must be approved before the Meridiana Detention Reserve T Phase 1 Final Plat can be approved.

This plat was not recommended for approval by the Commission at their July 26, 2021, meeting. The City Council did not approve this plat at their August 2, 2021, meeting. This plat was resubmitted on August 3, 2021, and brought to the August 9, 2021, Commission meeting. The Commission did not recommend approval of this plat to the City Council. After the August 9th Commission meeting, staff found this final plat takes road access from the Meridiana Pursley Boulevard Phase 4 Final Plat. The Meridiana Pursley Boulevard Phase 4 Final Plat was approved at the August 16, 2021, City Council meeting for a 30-day plat extension request. Since this plat is dependent on Meridiana Pursley Boulevard Phase 4 Final Plat for road access, the developer has requested a 30-day plat extension per Texas Local Government Code. The Meridiana Pursley Boulevard Phase 4 Final Plat has been brought back for consideration by the Commission, and has a favorable recommendation by staff. Since this final plat now has roadway access, staff recommends approval of this final plat with one condition.



DEVELOPMENT SERVICES DEPARTMENT

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

Staff Recommendation

The City staff recommends approval of Meridiana Detention Reserve T Phase 1 Final Plat with one condition.

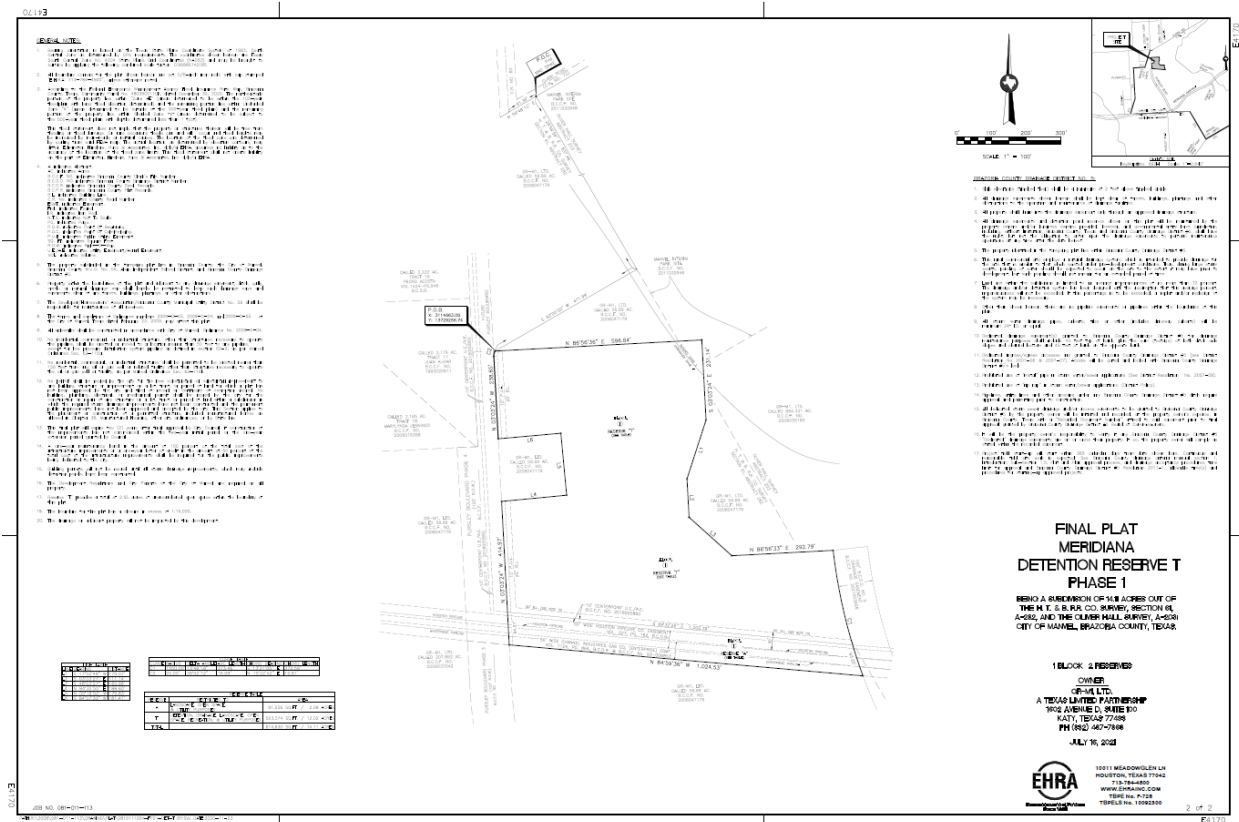
1. Provide a plat note that states, "The residential structure located outside the plat boundary of Detention Reserve T Phase 1 and located within Detention Reserve T Phase 2 will be removed by December 31, 2021. Construction for Meridiana Detention Reserve T Phase 1 will begin by December 31, 2022."



54170

PATH R:\2020\081-011-113\SHAWING\JULY\081011100N-PP01-OCT-1 SHJW DATE:2020-11-23

Plat Exhibit

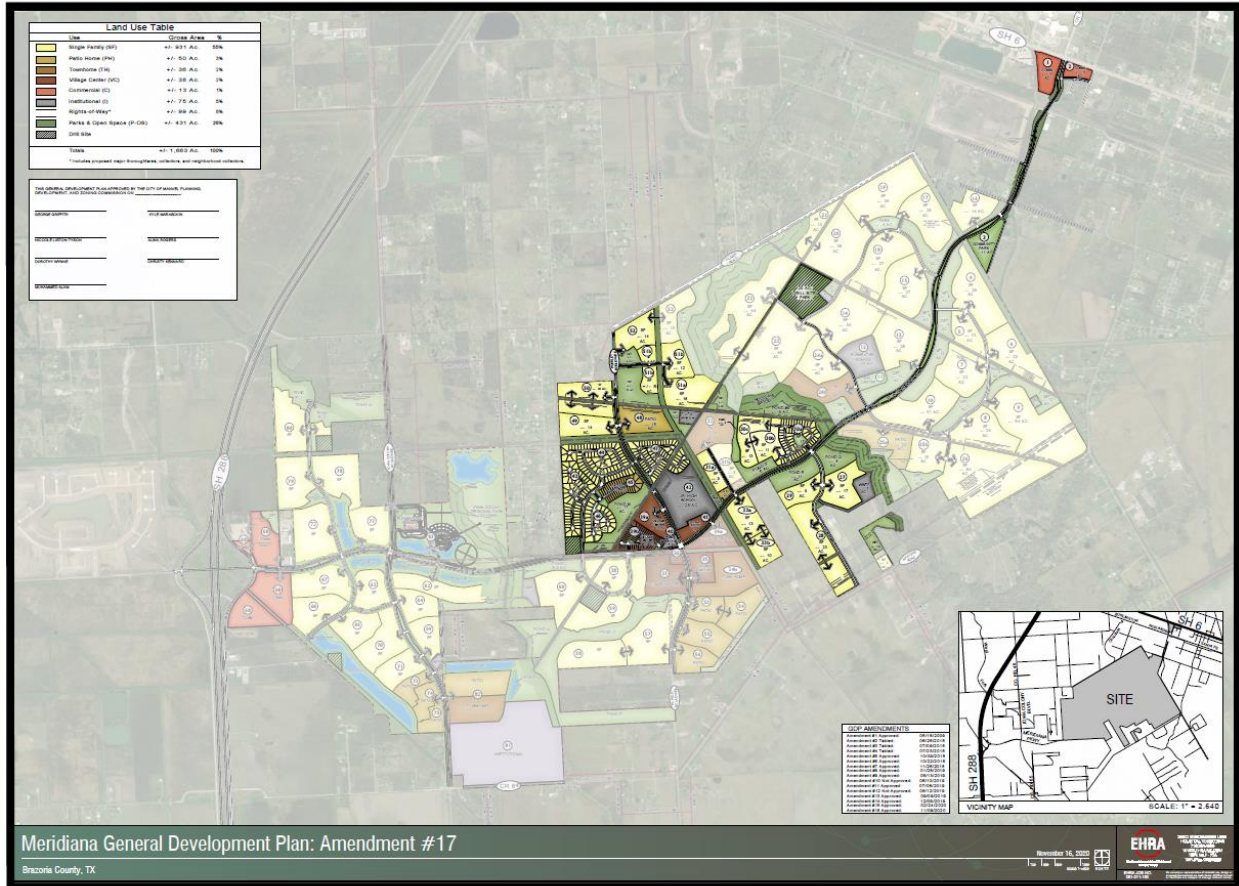




DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 17



METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE T PHASE 1
BEING A 14.11 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
AND THE OLIVER HALL SURVEY, A-203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 14.11 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282 AND THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179, OUT OF A CALLED 884.331 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER B.C.C.F. NO. 2006035182, THE SAID 14.11 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, A-282, same being the northwest corner of the called 884.331 acre tract and the said Manvel Interim Park Site and the northeast corner of a called 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said 884.331 acre tract and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, A-282, for a distance of 837.46 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 471.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 86°56'36" East, for a distance of 596.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 03°03'24" East, for a distance of 231.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

3) THENCE, South 17°52'48" West, for a distance of 179.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

4) THENCE, South 03°03'27" East, for a distance of 111.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

5) THENCE, South 48°03'27" East, for a distance of 165.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

6) THENCE, North 86°56'33" East, for a distance of 292.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;

7) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 1,550.00 feet, a central angle of 13°48'18", an arc length of 373.46 feet, and a chord bearing of South 13°21'05" East, for a distance of 372.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 84°59'36" West, for a distance of 1,024.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 03°03'24" West, for a distance of 414.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 84°35'55" East, for a distance of 188.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 05°19'52" West, for a distance of 179.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 84°57'33" West, for a distance of 181.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 03°03'24" West, for a distance of 238.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature;

14) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 36°52'12", an arc length of 16.09 feet, and a chord bearing of North 15°22'42" East, for a distance of 15.81 feet to the POINT OF BEGINNING and containing 14.11 acres of land.

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Detention Reserve T Phase 1, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

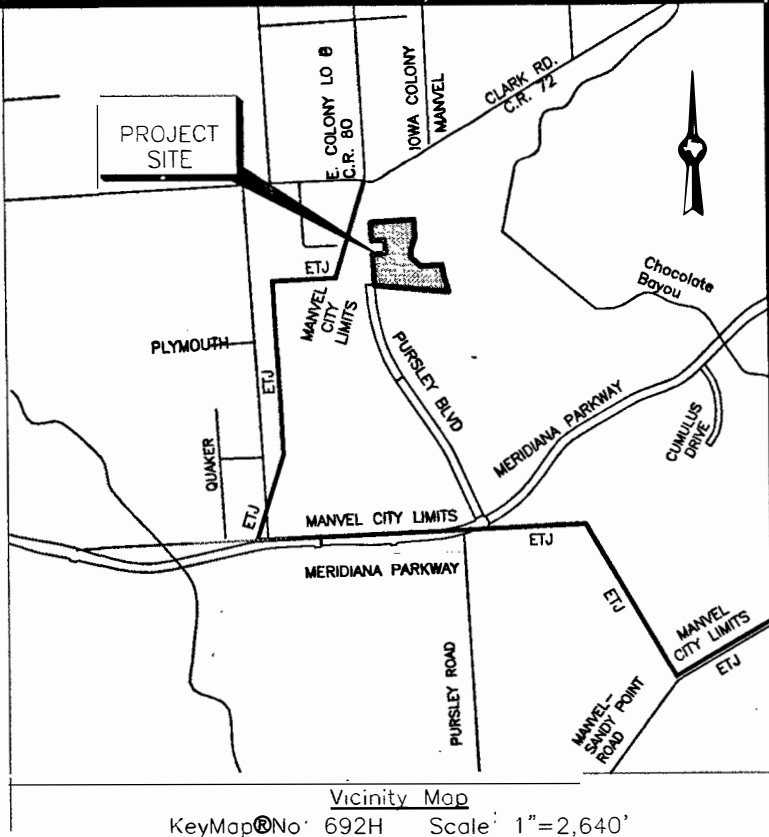
IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this 15th day of July 2021.

OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: *[Signature]*
Print Name: Matt Lawson
Title: President



Robert L Boelsche
Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446



APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., Date
President

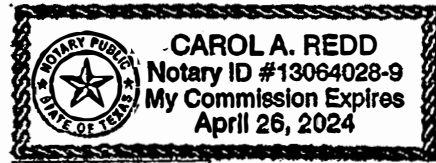
Kerry L Osburn 6/12/21
Kerry L. Osburn Date
Vice President

Brandon Middleton 7-22-21
Brandon Middleton Date
Secretary/Treasurer

Jarrod D. Aden 3/1/2021
Jarrod D. Aden, P.E., C.F.M. Date
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD #5 REF ID # B200055



Notary Public in and for the
State of Texas
My Notary Commission Expires 4-26-2024

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA DETENTION RESERVE T PHASE 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA DETENTION RESERVE T PHASE 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 1

BEING A SUBDIVISION OF 14.11 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JULY 16, 2021



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The northeastern portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) and the remaining portion lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain) and the remaining portion of the property lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot).

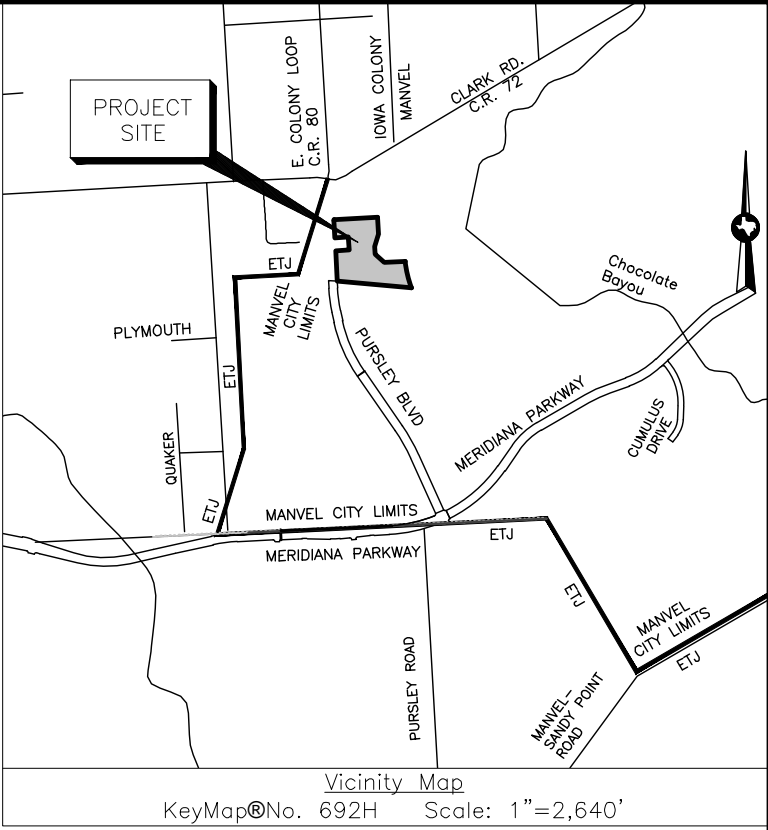
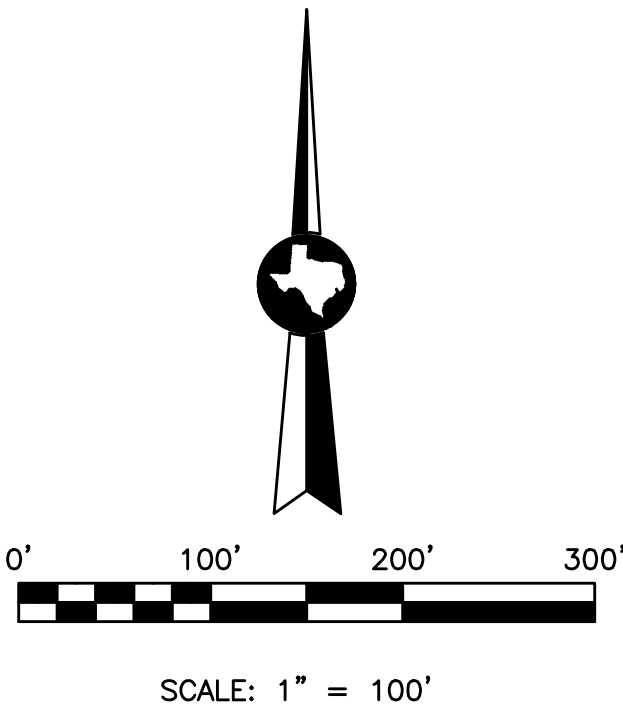
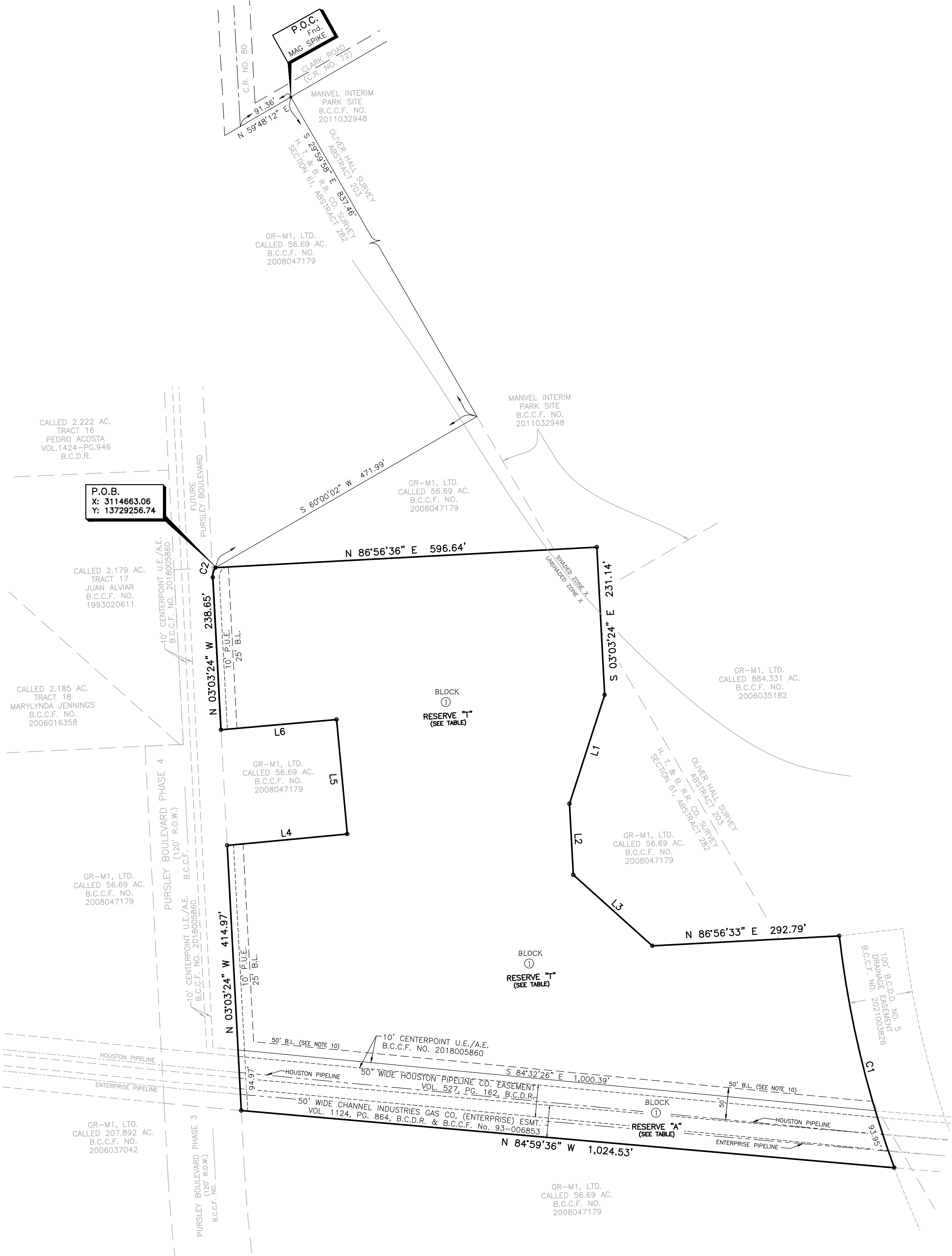
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- A indicates Abstract.
AC. indicates Acres.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.D. NO. indicates Brazoria County Drainage District Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.R. No. indicates County Road Number.
ESMT. indicates Easement.
Fnd. indicates Found.
I.R. indicates Iron Rod.
N.T.S. indicates Not To Scale.
Pg. indicates Page.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
SQ. FT. indicates Square Feet.
R.O.W. indicates Right-Of-Way.
U.E./A.E. indicates Utility Easement/Aerial Easement.
VOL. indicates Volume.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Homeowners' Association/Brazoria County Municipal Utility District No. 56 shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- Reserve "T" provides a total of 2.55 acres of unencumbered open space within the boundary of this plat.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.

LINE TABLE		
LINE/BEARING	DISTANCE	
L1 S 17°52'48" W	1179.07'	
L2 S 03°03'27" E	111.14'	
L3 S 48°03'27" E	165.99'	
L4 N 84°35'53" E	188.60'	
L5 N 05°19'52" W	1129.63'	
L6 S 84°57'33" W	181.41'	

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING/CHORD LENGTH
C1	1550.00'	134°18'18"	373.46'	S 13°21'03" E 372.56'
C2	25.00'	36°52'12"	16.09'	N 15°22'42" E 15.81'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	91,056 SQ.FT. / 2.09 ACRES
T	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	523,574 SQ.FT. / 12.02 ACRES
TOTAL		614,630 SQ.FT. / 14.11 ACRES



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 1

BEING A SUBDIVISION OF 14.11 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JULY 16, 2021



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

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:	06/25/2010
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
TBDPL 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.



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 ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: August 23, 2021 PDZ & September 7, 2021 City Council

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD 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: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council, 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, he 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.

Plats:

Preliminary _____

Final x

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.08.17 10:51:43 -05'00'

SIGNATURE

August 17, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Highway 6 Commercial Reserve No. 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 23, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On June 14, 2021, the Planning, Development and Zoning Commission recommended a 30-day plat extension to the City Council for this final plat. After the Commission meeting, the Developer requested this final plat to be withdrawn. Because State law requires action on a plat in the prescribed 30-day period, City Council did not approve this plat at their June 21, 2021, meeting. This final plat was resubmitted on the July 12, 2021, plat submittal date for consideration. A 30-day plat extension was recommended for approval by the Commission at their August 9, 2021, meeting. City Council approved a 30-day plat extension at their August 16, 2021, meeting. This plat must be acted upon by the Commission and City Council before the 30-day plat extension expires on September 16, 2021, therefore, it must be considered again at the August 23, 2021, Commission meeting, and September 7, 2021, City Council meeting.

Staff Recommendation

Staff recommends denial of Meridiana Highway 6 Commercial Reserve No. 1 Final Plat.

1. Provide the land surveyor's signature (Section 62-41 (b) (5)).
2. Provide the drainage district signature (Section 62-41 (b) (20)).
3. Provide an executed (signed and notarized) lienholders subordination agreement (Section 62-41 (b) (7)).
4. Provide original, certified tax certificate with no outstanding delinquent taxes for this plat (Section 62-41 (b) (18)).
5. Provide approved construction plans (Section 62-41 (a) and Section 62-41 (b) (27)).



E4176

E4176

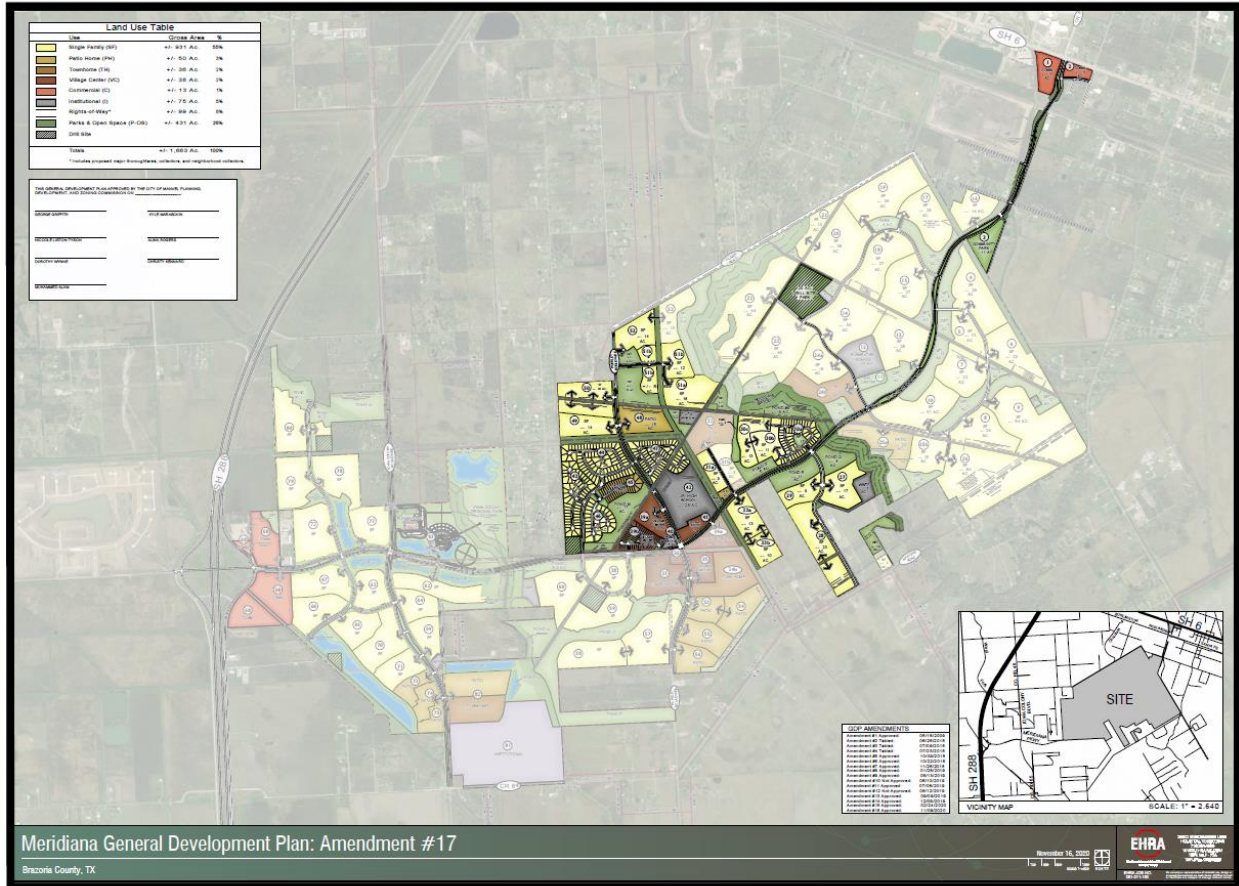
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DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 17



STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Highway 6 Commercial Reserve No. 1, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Highway 6 Commercial Reserve No. 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this ____ day of _____, 2021.

OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and for the
State of Texas
My Notary Commission Expires _____

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct, was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8- inch diameter iron rod with surveyor's cap.

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of Meridiana Highway 6 Commercial Reserve No. 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of Meridiana Highway 6 Commercial Reserve No. 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2021.

City Council

METES AND BOUNDS DESCRIPTION
MERIDIANA HIGHWAY 6
COMMERCIAL RESERVE No. 1
BEING 5.872 ACRES OF LAND SITUATED IN THE
H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, THE
H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT 283, THE
H. T. & B. R.R. CO. SURVEY, SECTION 64, ABSTRACT 483 AND THE
J.M. O'DONNELL SURVEY, ABSTRACT 470,
BRAZORIA COUNTY, TEXAS

A 5.872 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, THE H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT 283, THE H. T. & B. R.R. CO. SURVEY, 64, ABSTRACT 483 AND THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS AND BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 10.134 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. (B.C.C.F. NO.) 2009011530; SAID 5.872 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set at the intersection of the westerly right-of-way line of Meridiana Parkway (a variable width right-of-way based on the plat of Meridiana Parkway Phase 7 Replat) with the southerly right-of-way line of State Highway 6 (120 foot wide) marking the most north northeasterly corner of the herein described tract of land;

THENCE, along the westerly right-of-way line of Meridiana Parkway (based on the plat of Meridiana Parkway Phase 7 Replat) the following six (6) courses and distances:

- 1) THENCE, South 25°25'38" East, for a distance of 35.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, South 19°37'48" West, for a distance of 257.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;
- 3) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 1000.00 feet, a central angle of 07°23'59", an arc length of 129.15 feet, and a chord bearing of South 15°55'49" West, for a distance of 129.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for reverse curvature to the right;
- 4) THENCE, in a southwesterly direction along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 86°52'36", an arc length of 37.91 feet, and a chord bearing of South 55°40'06" West, for a distance of 34.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for compound curvature to the right;
- 5) THENCE, in a northwesterly direction along the arc of said compound curve to the right having a radius of 270.00 feet, a central angle of 00°10'11", an arc length of 0.80 feet, and a chord bearing of North 80°48'31" West, for a distance of 0.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 6) THENCE, South 09°16'34" West, for a distance of 46.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 7) THENCE, North 80°35'20" West, for a distance of 35.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 8) THENCE, North 73°52'20" West, for a distance of 43.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 9) THENCE, North 38°49'44" West, for a distance of 62.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, North 70°29'05" West, passing at 230.26 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reference, and continuing for a total distance of 311.91 feet to a point in a drainage ditch for the southwesterly corner of the herein described tract being in the east line of Manvel Business Park, as per the plat recorded in Volume 21, Pages 187-188 of the Brazoria County Plat Records;
- 11) THENCE, North 03°46'29" West, in an upstream direction with the said drainage ditch along the east line of Manvel Business Park for a distance of 341.51 feet to a point for corner;
- 12) THENCE, North 15°36'22" West, continuing in an upstream direction with the said drainage ditch along the east line of Manvel Business Park for a distance of 155.93 feet to a point for corner in the southerly right-of-way line of State Highway 6;
- 13) THENCE, South 70°29'05" East, along the southerly right-of-way line of said State Highway 6 for a distance of 79.10 feet to a 5/8-inch TxDOT capped iron rod found for corner;
- 14) THENCE, South 81°47'41" East, continuing along the southerly right-of-way line of said State Highway 6 for a distance of 101.98 feet to a 5/8-inch TxDOT capped iron rod found for corner;
- 15) THENCE, South 70°29'05" East, continuing along the southerly right-of-way line of said State Highway 6 for a distance of 469.29 feet to the POINT OF BEGINNING and containing 5.872 acres of land.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE NO. 1 AS SHOWN HEREON ON THE ____ DAY OF _____, 2021.

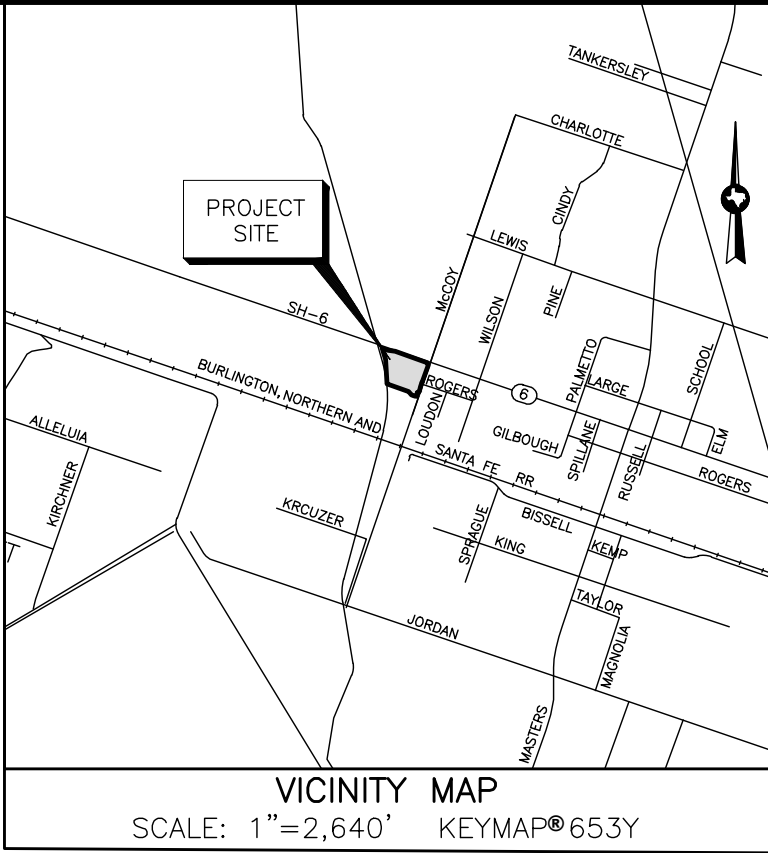
RICKY KUBECZKA DATE
COMMISSIONER

JODY SCHIBI DATE
COMMISSIONER

ALFRED FRÖBERG, JR. DATE
COMMISSIONER

DONG NGUYEN, P.E., C.F.M. DATE
DISTRICT ENGINEER

BENCHMARK(S):
NGS MONUMENT # E 306 DISK FOUND IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



FINAL PLAT 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 J.M. 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.

1 BLOCK 3 RESERVES (5.872 Acres)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JULY 12, 2021

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020. The subject property shown hereon lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 2 feet).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A indicates Abstract
AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.I.R. indicates Capped Iron Rod.
C.U.E. indicates City Utility Easement
Fnd. indicates Found
I.R. indicates Iron Rod
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet
TxDOT indicates Texas Department of Transportation.
VOL. indicates Volume.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation and Reclamation District #3.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- The Developer/Homeowner's Association/Municipal Utility District No. 57/Brazoria County Conservation and Reclamation District No. 3 shall be responsible for maintenance of all reserves.
- This plat has 0.66 acres of unencumbered open space within Reserve "B".

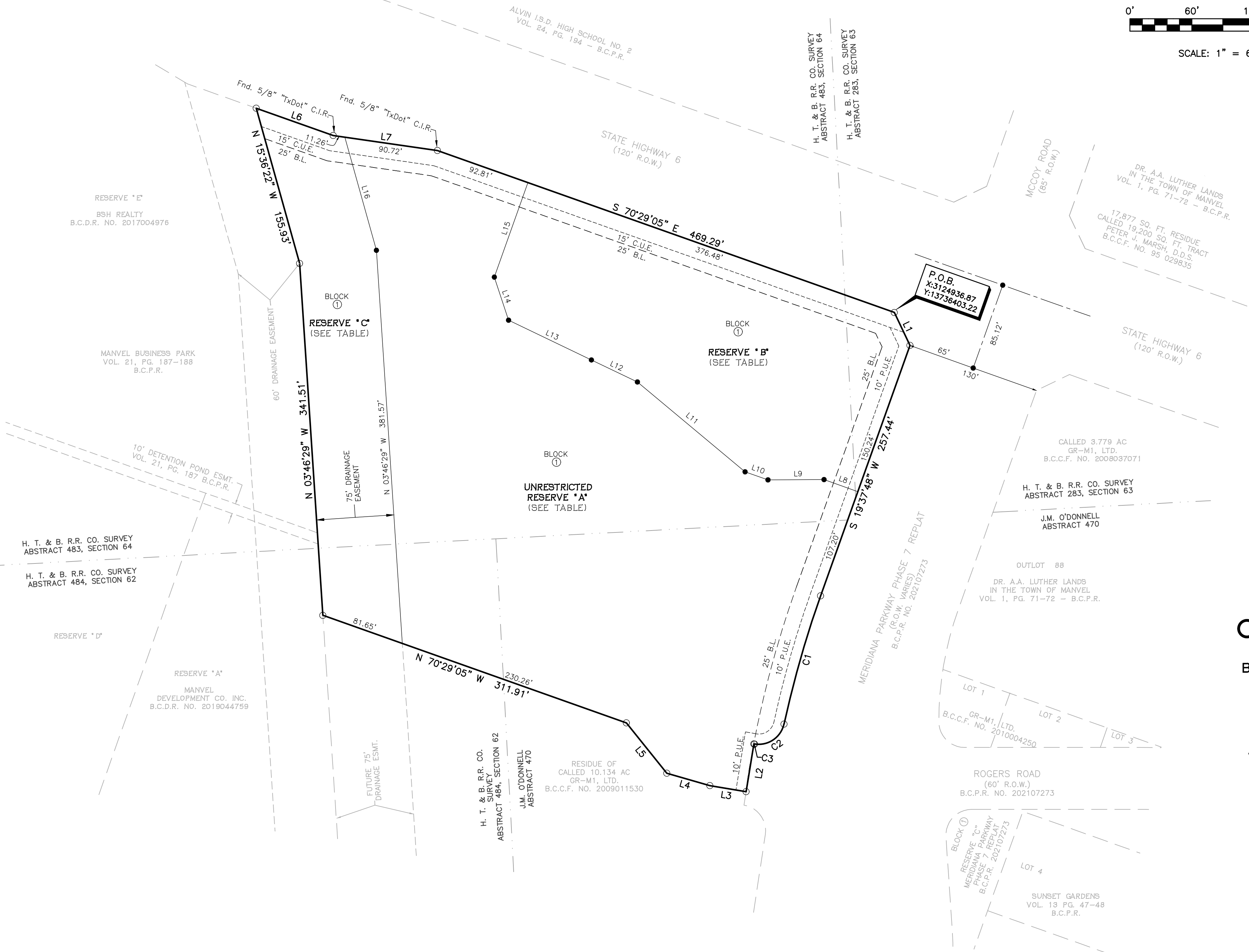
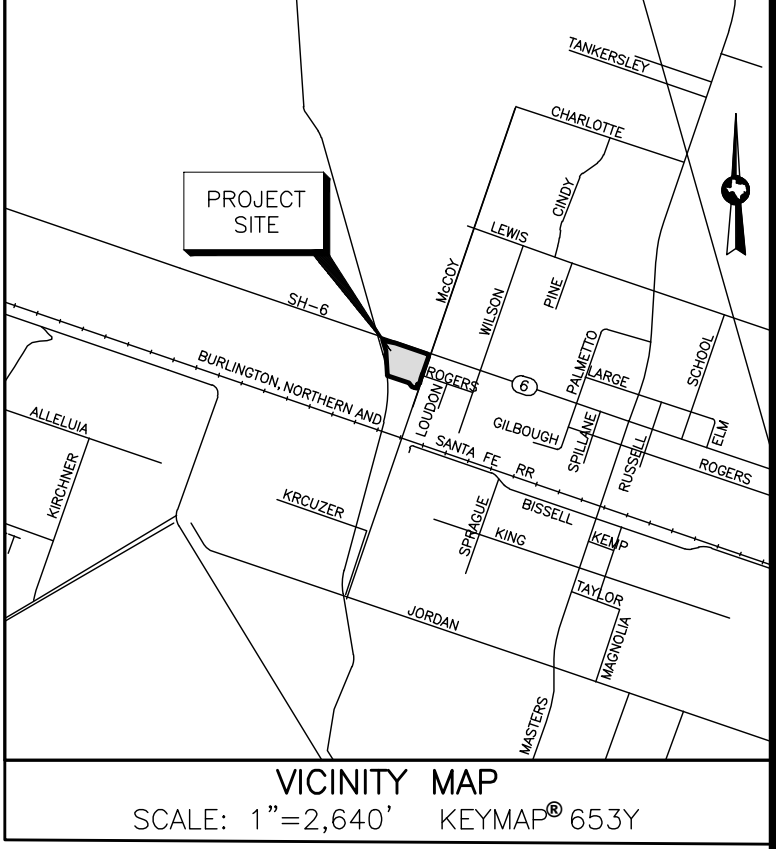
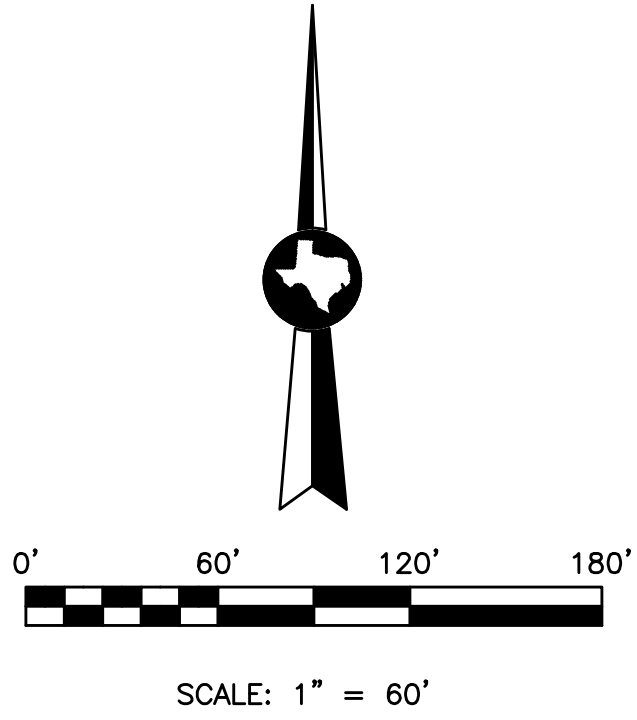
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

- Drainage easements may be used by any government body for purposes of drainage work, provided Brazoria County Conservation & Reclamation District No. 3 (B.C.C.R.D.#3) is properly notified.
- All drainage easements shown hereon shall be kept clear of fences, building, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities, landscaping shall be permitted within the detention ponds located within this subdivision.
- Maintenance of detention facilities shall be the sole responsibility of the owner of the property. B.C.C.R.D.#3 shall provide maintenance of regional facilities owned and constructed by B.C.C.R.D.#3, or sub-regional facilities constructed by developer(s) for which ownership has been transferred to B.C.C.R.D.#3 with their approval. B.C.C.R.D.#3 shall be responsible only for the maintenance of facilities owned by them, unless B.C.C.R.D.#3 specifically contracts or agrees to maintain other facilities.
- The sides of drainage channels and detention facilities shall be hydromulch seeded.
- Outfall structures and culverts shall comply with Section III C, 2 of the Brazoria County Conservation and Reclamation District No. 3 Regulations. Brazoria County Conservation and Reclamation District No. 3 has adopted the Brazoria County Drainage criteria manual as its guide. Erosion protection for outfall structures must be of reinforced concrete. Concrete rubble is not allowed.
- B.C.C.R.D.#3 approval of the final drainage plans and final plat (if required) does not affect the property rights of third parties. The developer shall be responsible for obtaining and maintaining any and all easements, fee strips and/or any other right-of-way across third party properties for the purpose of moving excess runoff-off of B.C.C.R.D.#3 drainage facilities as contemplated by the final drainage plans and the final plat.
- B.C.C.R.D.#3 personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facilities operating properly.
- Detention is required by B.C.C.R.D. #3 in order to offset additional storm runoff due to the increased impervious cover from the development.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1000.00	72°3'59"	179.15'	S 15°53'49" W	129.06'
C2	25.00'	86°52'36"	37.91'	S 55°40'06" W	34.38'
C3	270.00'	0°10'11"	0.80'	N 80°48'31" W	0.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°22'38" E	135.31'
L2	S 09°18'34" W	46.82'
L3	N 80°35'20" W	35.63'
L4	N 78°52'20" W	43.29'
L5	N 38°49'44" W	62.49'
L6	S 70°29'05" E	79.10'
L7	S 81°47'41" E	101.98'
L8	N 70°22'12" W	34.74'
L9	S 89°36'30" W	54.35'
L10	N 70°22'12" W	23.46'
L11	S 50°12'01" W	135.80'
L12	N 64°18'13" W	49.33'
L13	N 64°22'28" W	89.09'
L14	N 18°14'37" W	43.80'
L15	N 19°30'55" E	97.12'
L16	N 15°36'22" W	113.65'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	NONE	155,007 SQ.FT. / 3.558 ACRES
B	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & RECREATION PURPOSES	63,653 SQ.FT. / 1.461 ACRES
C	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	37,137 SQ.FT. / 0.8526 ACRES
TOTAL		255,797 SQ. FT. / 5.872 ACRES



BENCHMARK(S):
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT 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 J.M. 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.

1 BLOCK 3 RESERVES (5.872 Acres)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JULY 12, 2021

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

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

MUHAMMED 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
TBDPL No. 10092300

EHRA JOB NO. 081-011-150

RESOLUTION NO. 2021-R-21

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

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

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

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

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

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

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

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

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

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

CITY OF MANVEL

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

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

1. The City convened in regular session, open to the public, on September 7, at 20031 Hwy 6, Manvel, Brazoria County, Texas, 77578, and the roll was called of the City Council, to-wit:

Debra Davison	Mayor
Larry Akery	Place 1
Lorraine Hehn	Place 2
Niccole Tyson	Place 3
Dan Davis	Place 4
Jason Albert	Place 5
Jerome Hudson	Place 6

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

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

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

AYES: _____ NOES: _____

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

SIGNED AND SEALED this 7 day of September, 2021.

City Secretary

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

THE STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF MANVEL

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

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

I.
DEFINITIONS

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

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

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

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

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

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

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

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

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

II. INVESTMENT POLICY

SECTION 2.01. INVESTMENT POLICY.

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

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

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

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

SECTION 2.02. OTHER REQUIREMENTS.

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

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

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

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

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

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

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

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

III. INVESTMENT STRATEGY

SECTION 3.01. WRITTEN INVESTMENT STRATEGY.

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

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

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

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

IV. INVESTMENT OFFICER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

V. AUTHORIZED INVESTMENTS

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

A. The following are authorized investments of governmental entities:

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

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

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

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

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

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

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

SECTION 5.03 REPURCHASE AGREEMENTS.

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

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

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

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

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

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

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

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

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

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

SECTION 5.06. MUTUAL FUNDS.

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

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

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

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

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

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

SECTION 5.07. INVESTMENT POOLS.

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

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

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

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

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

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

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

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

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

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

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

VI.
MISCELLANEOUS

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

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

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

SECTION 6.04. EFFECTIVE DATE. This Order shall be effective as of _____, 2021. The Mayor is authorized to do all things necessary and proper to evidence the City Council's adoption of this Order and to carry out the intent hereof.

PASSED AND ADOPTED THIS ____ day of September, 2021.

Debra Davison
Mayor, City of Manvel

ATTEST:

Tammy Bell
Secretary, City of Manvel

(SEAL)



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: September 7, 2021

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 9.464 acres of land located at 7227 Cemetery Road, Manvel, Texas, from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) authorizing NAICS use 531130 "Lessors of Mini Warehouses and Self-Storage Units".

BACKGROUND: The property is a vacant 9.464-acre tract fronting on Cemetery Road and Mississippi Street. The owner is requesting the SUP in order to construct a self-storage facility with personal storage spaces and RV storage. The City Council previously approved a SUP for a self-storage facility on June 17, 2019 (Ordinance No. 2019-O-22) for the same property owner, however, the SUP has since expired.

PD&Z RECOMMENDATION: The Planning, Development, and Zoning Commission recommended approval of Ordinance No. 2021-O-27 (7227 Cemetery Road Specific Use Permit) with a vote of seven yeas to zero nays.

STAFF RECOMMENDATION: City staff recommends approval of the proposed SUP with 20 conditions (Ordinance No. 2021-O-27).

ATTACHMENTS: Staff report and Ordinance No. 2021-O-27

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



City Council Specific Use Permit Request

Agenda of:	September 7, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) to construct a self-storage facility located at 7227 Cemetery Road, in the Light Commercial District/State Highway 6 Overlay District (LC/SH6)

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity Map, Proposed Site Plan, Approved Plat, Application, and Public Hearing Notice

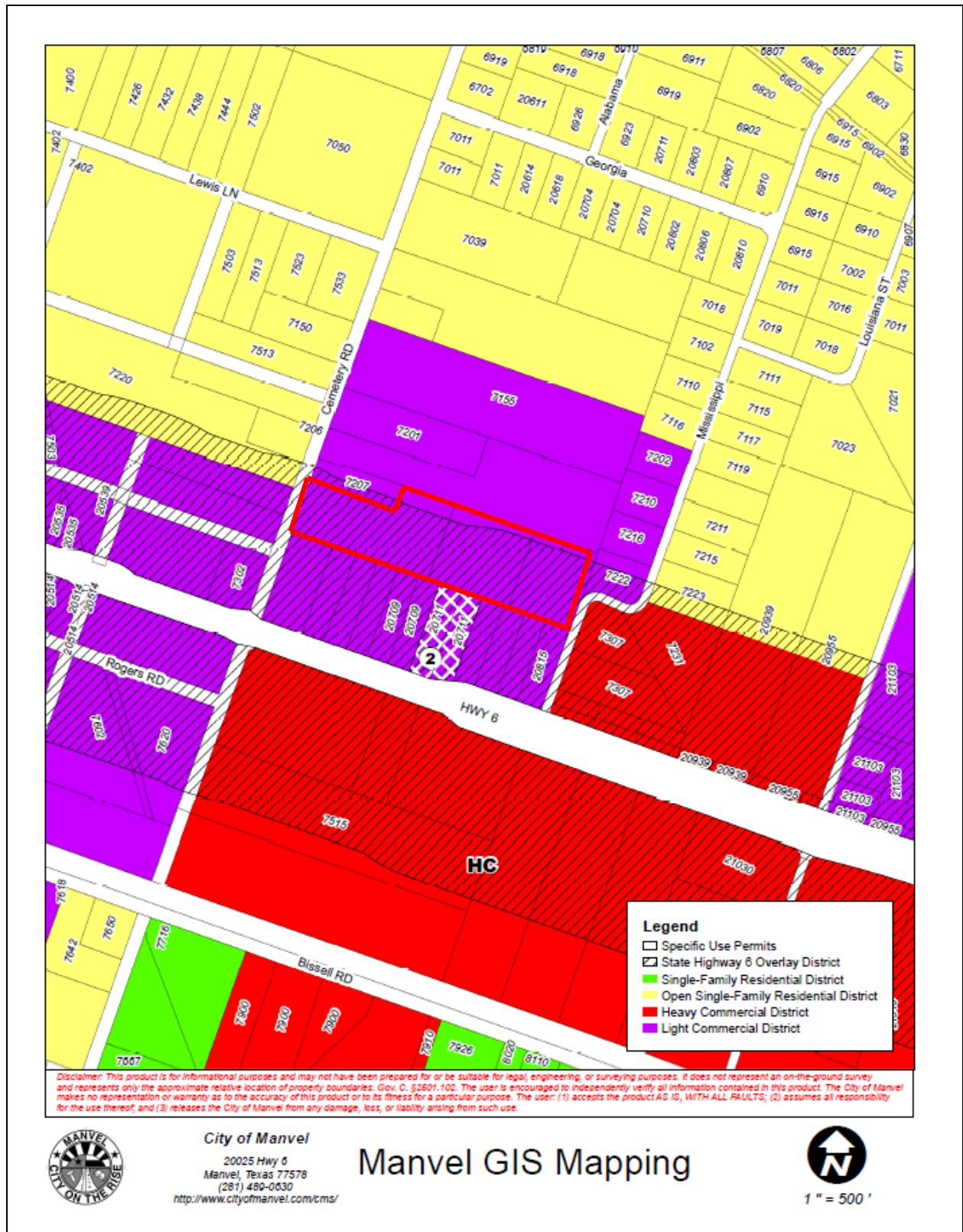
Recommended Action

A Public Hearing following a Consideration and Action from City Council

Executive Summary

The owner is requesting a Specific Use Permit for approximately 9.464 acres of land located at 7227 Cemetery Road. The property is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The SUP has been requested in order for a self-storage facility to be constructed at the site. According to the City's Zoning Ordinance, NAICS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units" requires a SUP in the Light Commercial District (LC). The subject property is currently vacant. The site plan proposes two points of ingress/egress to the site with one located Cemetery Road and a second located on Mississippi Street. The self-storage facility will have personal self-storage and RV storage. Previously a SUP has been approved for this site under NAICS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units" by the same property owner. The SUP was approved by Ordinance No. 2019-O-22 on June 17, 2019. Ordinance No. 2019-O-22 has since expired; therefore, the property owner has requested approval of another SUP. Staff overview of the SUP is contained in the attached staff report.

Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

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

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

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District (LC) South: Light Commercial District/State Highway 6 Overlay District (LC/SH6) & Light Commercial District/State Highway 6 Overlay District (LC/SH6-SUP) East: Heavy Commercial District/State Highway 6 Overlay District (HC/SH6), Open Single-Family Residential/State Highway 6 Overlay District (O-SFR/SH6) & Open Single-Family Residential (O-SFR) West: Light Commercial District/State Highway 6 Overlay District (LC/SH6), Open Single-Family Residential/State Highway 6 Overlay District (O-SFR/SH6) & Open Single-Family Residential (O-SFR)
Surrounding Land Use	North: Single-Family Residential & Vacant/Undeveloped South: Commercial, Religious Institution, & Vacant/Undeveloped East: Single-Family Residential West: Single-Family Residential & Vacant/Undeveloped

Overview

In 2019, a SUP was approved for this site under NAICS use number 531130 “Lessors of Mini Warehouses and Self-Storage Units” by the same property owner. The SUP was approved by Ordinance No. 2019-O-22 on June 17, 2019. Ordinance No. 2019-O-22 has since expired; therefore, the property owner has requested approval of another SUP for the same use. The

property has always been zoned Light Commercial District (LC) since City-wide zoning was adopted in 2001. The State Highway 6 Overlay District (SH6) was adopted in 2010. As was the case in 2019, a Specific Use Permit (SUP) is required for NACIS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units". The SUP application has been requested by the property owner so a self-storage facility can be constructed at 7227 Cemetery Road. The proposed self-storage facility will have personal self-storage and RV storage. According to the site plan, there are six structures for self-storage or RV storage. Two structures are dedicated solely to self-storage and four are dedicated to covered RV storage. The site has proposed detention located in the northeast portion of the proposed site plan (*see Site Plan section*). The facility will take ingress and egress from two access points, with one located on Cemetery Road and the second located on Mississippi Street. The area is developed with single-family residential and commercial development. Some single-family development is zoned commercially with either Light Commercial (LC) or Heavy Commercial (HC) zoning districts. These properties are legal nonconforming in use. The commercial uses are located on SH6 abutting the property to the south. These businesses include Luxury Palapas, Manvel Auto Care, House of Refuge Church, Corey's Kitchen, and Biker Church.

Staff Recommendation

Staff recommends approval of the Specific Use Permit with the following 20 conditions:

1. The facility must have a public restroom;
2. The facility must comply with Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*, façade requirements;
3. All fire lanes are required to be 24-feet in width. Placement of the fire lanes per Fire Marshal approval (*see Design Criteria Manual for specifications*);
4. FDC's shall be remote and within 50-feet of a fire hydrant;
5. All boat/RV storage buildings shall have a fire suppression system installed if the buildings are 8,000 square feet or more with three or more sides enclosed per Sections 903.2 and 903.2.9.3 of the 2015 Fire Code;
6. All entry gates shall have a Knox Box key switch and a "click to enter" system;
7. Fire extinguishers shall be placed every 75-feet of travel distance;
8. All buildings shall be numbered for easy 911 identification. The building numbers shall be a minimum of 6-inches in height;
9. The facility shall comply with any and all Fire Marshal requirements;
10. The minimum distance between non-residential driveways and minor street shall be 75-feet;
11. Any open storage or display of items not for sale shall comply with Section 77-52, *Open Storage and Display of Items*;
12. The front building line setbacks on Cemetery Road and Mississippi Street shall comply with a required 25-foot front yard setback;
13. The site shall comply with subdivision variance conditions approved by City Council;
14. Freestanding lighting shall provide "cut-off" fixtures that conform with the Illuminating Engineering Society of North America, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;

15. All lighting fixtures mounted within 15-feet of a residentially used or zoned property and public right-of-way shall be classified as IES Type III or Type F. The fixtures shall be fitted with a “house side shielding”;
16. No freestanding light fixture shall be greater than 25-feet in height;
17. All outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically;
18. A landscape plan shall be submitted according to the requirements set out in Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*;
19. The facility shall provide an 8-foot tall fence using weather resistant wood species, wood treated with U.S. Environmental Protection Agency approved materials, painted wood, powder coated aluminum, brick, stone, or masonry where the site abuts residentially used or zoned property; and
20. The facility shall provide a minimum of two-inch caliper trees (at time of planting) every 30-feet where the site abuts residentially used or zoned property.

Planning, Development and Zoning Commission Public Hearing

The Planning, Development and Zoning Commission held a public hearing on August 23, 2021. There were four speakers during the public hearing. Mr. Ryan Gregory spoke in favor of his application stating the SUP had only expired. The second speaker was Audrey Player. Ms. Player expressed concern for her residence with a fence or wall. The second speaker was Mr. Mark Low. Mr. Low wanted to know who was responsible for improving Large Avenue. The last speaker was Ms. Christy Simmons. Ms. Simmons expressed she had no City point of contact regarding drainage on Mississippi Street. The City Engineer, Mr. Dan Johnson explained Mr. Robbie Hall is her point of contact which is the same employee she has been speaking to about drainage.

Planning, Development and Zoning Commission Meeting Discussion

At the August 23, 2021, Planning, Development and Zoning Commission meeting, the discussion focused on protections for residential, drainage, and Large Avenue improvements. Since Ms. Player brought up concerns for abutting residential the Commission asked questions of staff. The staff pointed to proposed conditions 14, 15, 17, 19, and 20. These proposed conditions provide for site lighting protection on abutting residential properties and tree landscaping to buffer the storage facility use. Other discussion focused on drainage. The City Engineer told the Commission the site cannot have any impact on the surrounding properties and must detain on-site. The self-storage facility site has experienced delays due to engineering designs with pump detention. The Commission also had questions regarding Large Avenue right-of-way improvements. The staff explained the property had a variance agreement approved by Council, whereby the property owner is responsible for escrowing one-half of Large Avenue five years after the certificate of occupancy is issued.

City Council Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received and staff is not aware of opposition.

Site Photographs



Looking at the site from Cemetery Road.



Residential homes across the street on Cemetery Road.



Residential homes abutting the site on Cemetery Road.



Looking at the site from Mississippi Street.



Residential homes across the street on Mississippi Street.



Commercial business abutting the site on SH 6.



Abutting commercial property to the south on SH6.

Aerial Vicinity Map



[illegible]

Application



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Diamond Storage
Project Location/Address: 7227 Cemetery Rd Manvel, TX 77578
Legal Description: Landmark Park Subdivision, North of Highway 6, East of Cemetery Rd/ Hayden Crest
Current Zoning: Light Commercial Proposed Land Use: Self Storage NAICS No.: 53110
Parcel/Tax ID# (s): 6002-0014-000/ Total Acreage: 9.464 Request extension of 2019-0-22
6002-0015-000/
6002-0015-110

APPLICANT INFORMATION

Applicant Name: Ryan Gregory
Company Name: Diamond Storage, LLC
Address: 4910 County Rd. 58 City: Manvel State: TX Zip: 77578
Phone #: 832-277-5042 Email: rgregory@rgreginv.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Ryan Gregory 7/23/2021
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: R. Gregory Investments, LLC
Address: 4910 County Rd. 58 City: Manvel State: TX Zip: 77578
Phone #: 832-277-5042 Email: rgregory@rgreginv.com

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

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

Ryan Gregory 7/23/2021
Owner's Signature (REQUIRED) Date

Application



DEVELOPMENT SERVICES

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

SUBMITTAL CHECKLIST

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

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Applicant Letters of Request	
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	

APPLICANT CERTIFICATION

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

Ryan Gregory

Applicant Signature

7/23/2021

Date

Public Hearing Notice

Public Hearing Notice to run on Sunday 08/08/2021

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 7:00 P.M. ON MONDAY, AUGUST 23, 2021, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 7:00 P.M. ON TUESDAY, SEPTEMBER 7, 2021, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 531130 “LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

ORDINANCE NO. 2021-O-27

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 531130 “LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, R Gregory Investments, LLC is the current owner of a certain 9.464 acre tract of land located at 7227 Cemetery Road, Manvel, Texas, 9.4646 acres being a part of Tract “A” and all of Tract “B” of Landmark Park Subdivision recorded in Volume 16, Page 241 plat records of Brazoria County, Texas, and being out of the Outlot 118 of the Dr. A.A. Luther Subdivision of the Town of Manvel recorded in Volume 1, Pages 71-72 plat records of Brazoria County, Texas, a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 9.464 acre tract is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6); and

WHEREAS, the Owner has filed an application to change the zoning classification of the 9.464 acre tract to Light Commercial District/State Highway 6

Overlay District, with a Specific Use Permit (LC/SH6-SUP) allowing use of the Property for NAICS use 531130 “Lessors of Mini Warehouses and Self-Storage Units”; and

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

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

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

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

Section 2. The zoning classification of a certain 9.464 acre tract of land located at 7227 Cemetery Road, Manvel, Texas, 9.4646 acres being a part of Tract “A” and all of Tract “B” of Landmark Park Subdivision recorded in Volume 16, Page 241 plat records of Brazoria County, Texas, and being out of the Outlot 118 of the Dr. A.A. Luther Subdivision of the Town of Manvel recorded in Volume 1, Pages 71-72 plat records of Brazoria County, Texas, as more particularly described in Exhibit “A” attached hereto, shall be changed from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Lessors of Mini Warehouses and Self-Storage Units - (NAICS 531130)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting an amended Specific Use Permit authorizing use of the Property for the additional NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. Use and Development of the Property shall comply with the conditions and with the site plan as shown in Exhibit “C”, attached hereto. The uses and site may not be changed or expanded except by amendment of this Specific Use Permit.

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

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

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

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

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

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

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

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

PASSED AND APPROVED on first reading this _____ day of _____, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2021.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Exhibit A

9.4646 acres being a part of Tract "A" and all of Tract "B" of Landmark Park Subdivision recorded in Volume 16, Page 241 plat records of Brazoria County, Texas and being out of the Outlot 118 of the Dr. A.A. Luther Subdivision of the Town of Manvel recorded in Volume 1, Pages 71-72 plat records of Brazoria County, Texas.

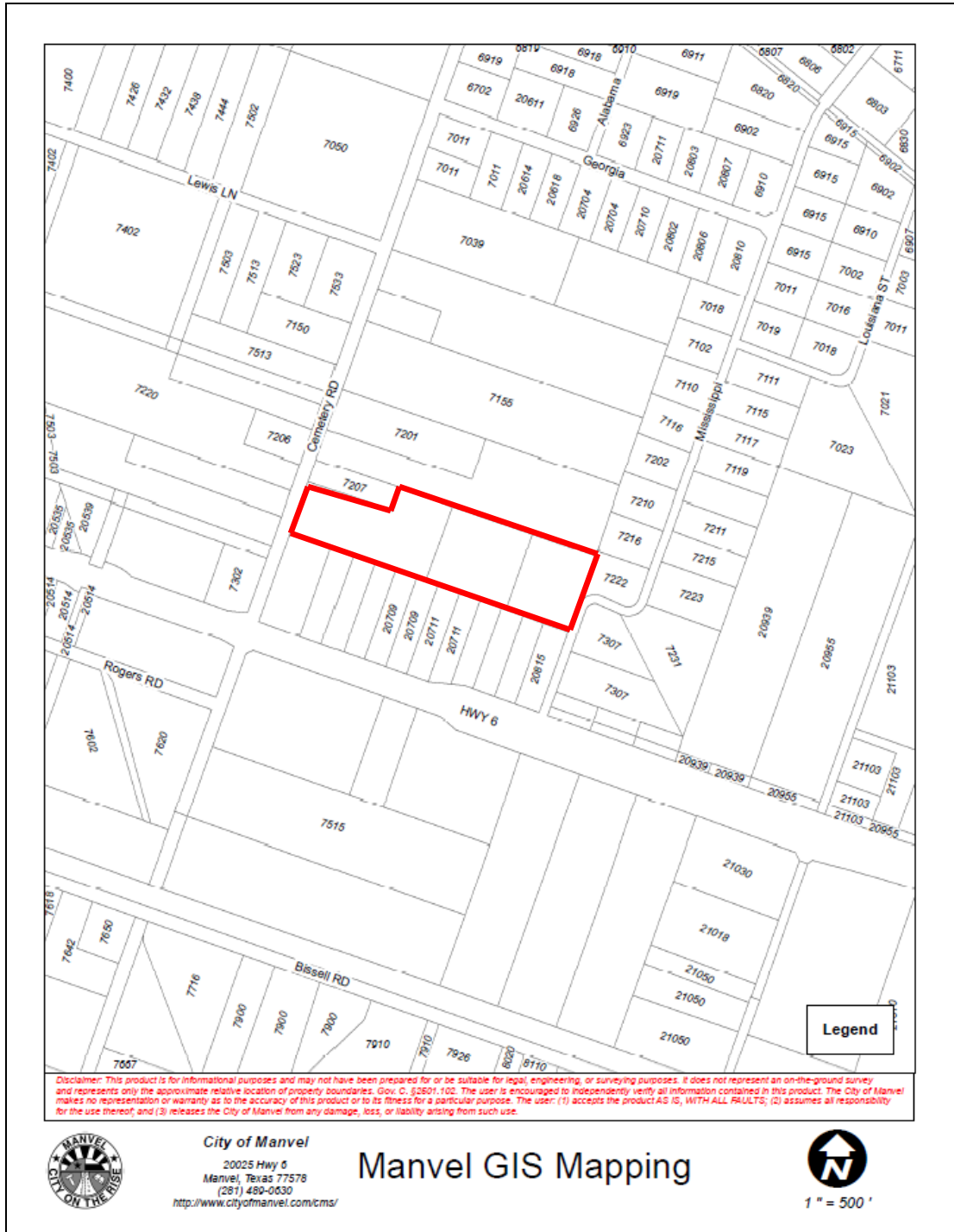


Exhibit B

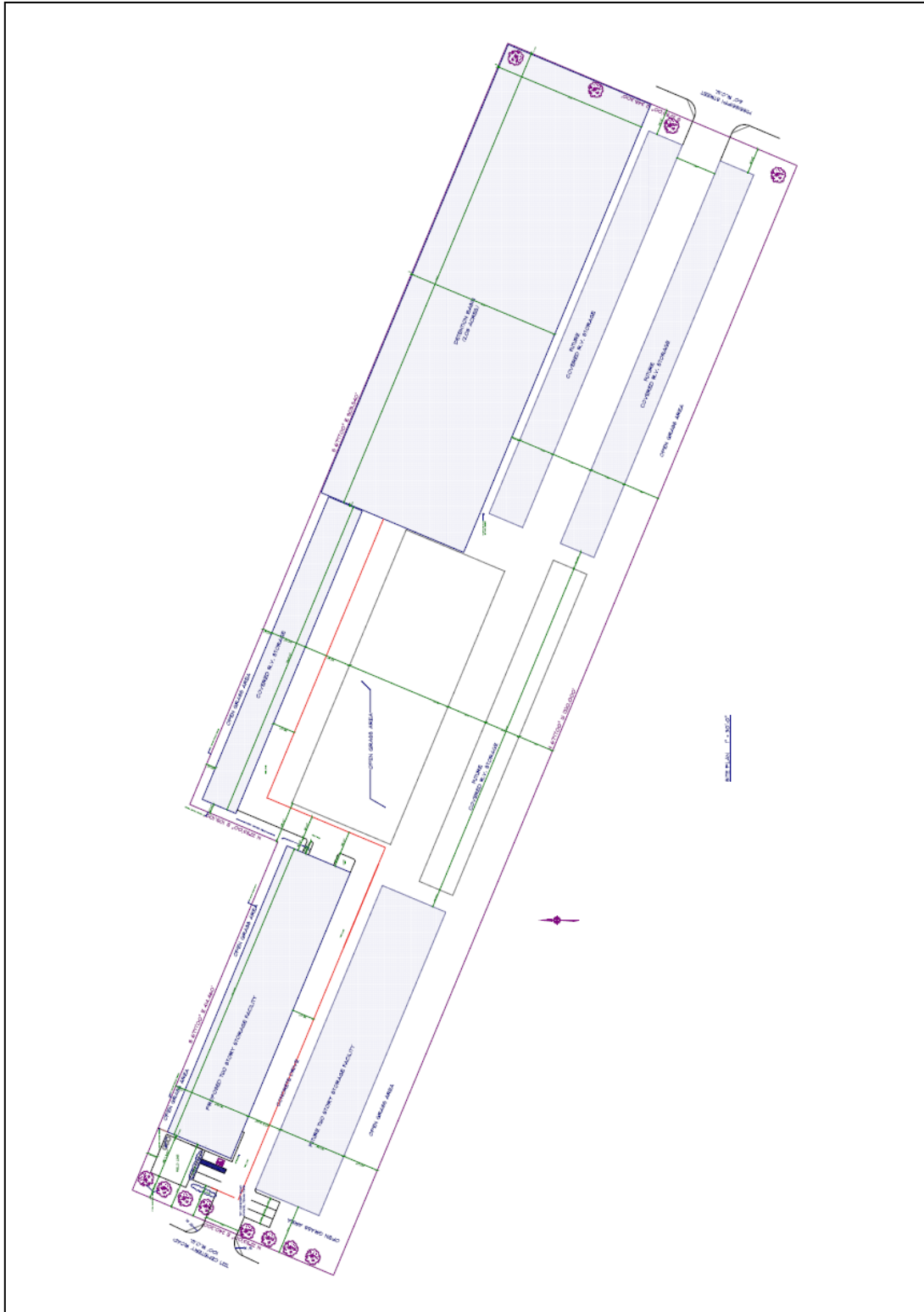
CONDITIONS FOR 7227 CEMETERY ROAD (DIAMOND SELF-STORAGE
FACILITY)

- (1) The facility must have a public restroom;
- (2) The facility must comply with Section 77-51, Plan Review, Landscaping, and Building Façade Requirements, façade requirements;
- (3) All fire lanes are required to be 24-feet in width. Placement of the fire lanes per Fire Marshal approval (see Design Criteria Manual for specifications);
- (4) FDC's shall be remote and within 50-feet of a fire hydrant;
- (5) All boat/RV storage buildings shall have a fire suppression system installed if the buildings are 8,000 square feet or more with three or more sides enclosed per Sections 903.2 and 903.2.9.3 of the 2015 Fire Code;
- (6) All entry gates shall have a Knox Box key switch and a "click to enter" system;
- (7) Fire extinguishers shall be placed every 75-feet of travel distance;
- (8) All buildings shall be numbered for easy 911 identification. The building numbers shall be a minimum of 6-inches in height;
- (9) The facility shall comply with any and all Fire Marshal requirements;
- (10) The minimum distance between non-residential driveways and minor street shall be 75-feet;
- (11) Any open storage or display of items not for sale shall comply with Section 77-52, Open Storage and Display of Items;
- (12) The front building line setbacks on Cemetery Road and Mississippi Street shall comply with a required 25-foot front yard setback;
- (13) The site shall comply with subdivision variance conditions approved by City Council;
- (14) Freestanding lighting shall provide "cut-off" fixtures that conform with the Illuminating Engineering Society of North America, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
- (15) All lighting fixtures mounted within 15-feet of a residentially used or zoned property and public right-of-way shall be classified as IES Type III or Type F. The fixtures shall be fitted with a "house side shielding";
- (16) No freestanding light fixture shall be greater than 25-feet in height;
- (17) All outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically;
- (18) A landscape plan shall be submitted according to the requirements set out in Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*;
- (19) The facility shall provide an 8-foot tall fence using weather resistant wood species, wood treated with U.S. Environmental Protection Agency approved materials, painted wood, powder coated aluminum, brick, stone, or masonry where the site abuts residentially used or zoned property; and

- (20) The facility shall provide a minimum of two-inch caliper trees (at time of planting) every 30-feet where the site abuts residentially used or zoned property.

Exhibit C

7227 CEMETERY ROAD SITE PLAN





MANVEL PD&Z DATA SHEET

MEETING DATE: August 23, 2021

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 9.464 acres of land located at 7227 Cemetery Road, Manvel, Texas, from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) authorizing NAICS use 531130 "Lessors of Mini Warehouses and Self-Storage Units".

BACKGROUND: The property is a vacant 9.464-acre tract fronting on Cemetery Road and Mississippi Street. The owner is requesting the SUP in order to construct a self-storage facility with personal storage spaces and RV storage. The City Council previously approved a SUP for a self-storage facility on June 17, 2019 (Ordinance No. 2019-O-22) for the same property owner, however, the SUP has since expired.

RECOMMENDATION: City staff recommends approval of the proposed SUP with 20 conditions (Ordinance No. 2021-O-27).

ATTACHMENTS: Staff report

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	August 23, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) to construct a self-storage facility located at 7227 Cemetery Road, in the Light Commercial District/State Highway 6 Overlay District (LC/SH6)

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity Map, Proposed Site Plan, Approved Plat, Application, and Public Hearing Notice

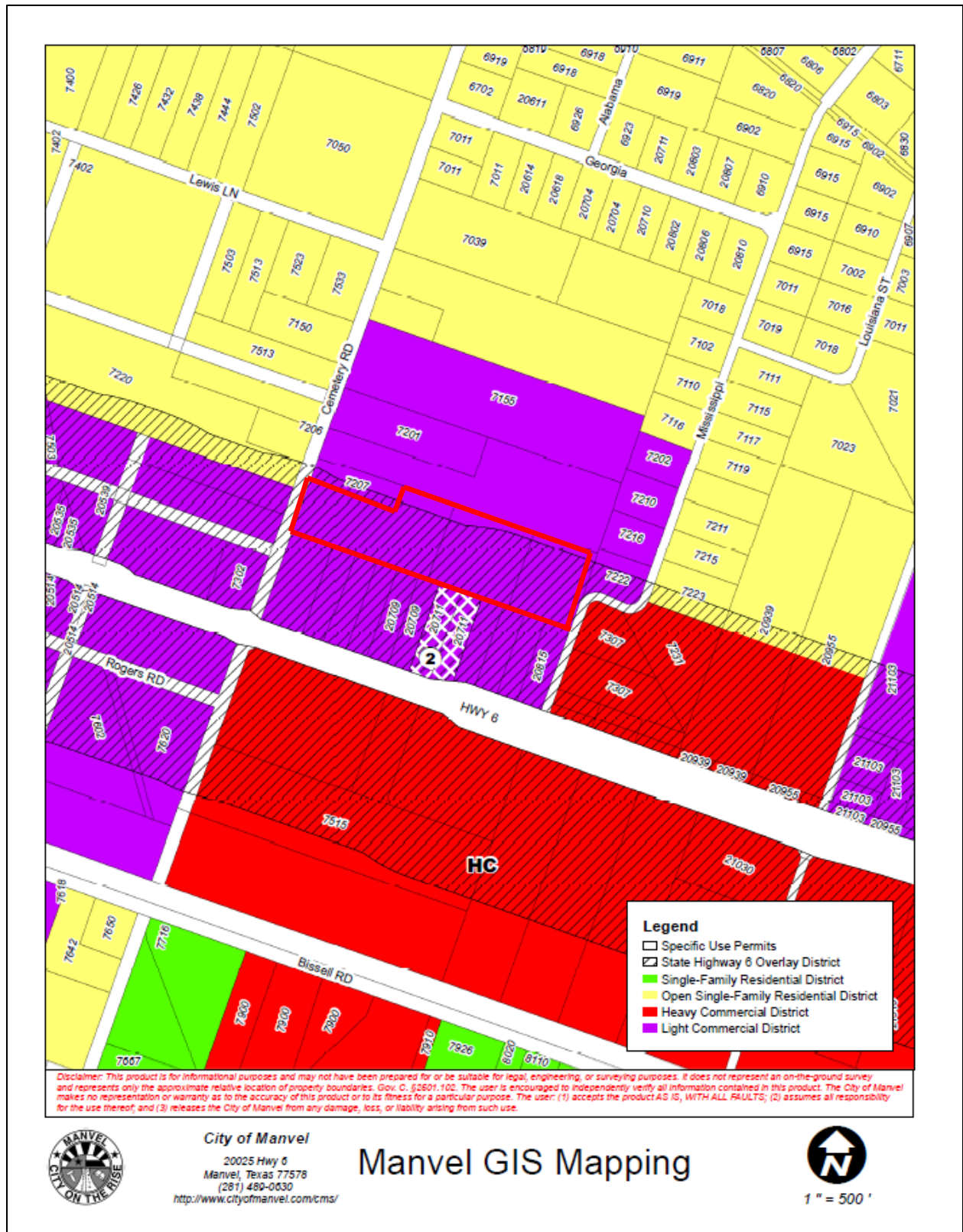
Recommended Action

A Public Hearing following a Consideration and Action from the Commission to the City Council

Executive Summary

The owner is requesting a Specific Use Permit for approximately 9.464 acres of land located at 7227 Cemetery Road. The property is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The SUP has been requested in order for a self-storage facility to be constructed at the site. According to the City's Zoning Ordinance, NAICS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units" requires a SUP in the Light Commercial District (LC). The subject property is currently vacant. The site plan proposes two points of ingress/egress to the site with one located Cemetery Road and a second located on Mississippi Street. The self-storage facility will have personal self-storage and RV storage. Previously a SUP has been approved for this site under NAICS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units" by the same property owner. The SUP was approved by Ordinance No. 2019-O-22 on June 17, 2019. Ordinance No. 2019-O-22 has since expired; therefore, the property owner has requested approval of another SUP. Staff overview of the SUP is contained in the attached staff report.

Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

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

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

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District (LC) South: Light Commercial District/State Highway 6 Overlay District (LC/SH6) & Light Commercial District/State Highway 6 Overlay District (LC/SH6-SUP) East: Heavy Commercial District/State Highway 6 Overlay District (HC/SH6), Open Single-Family Residential/State Highway 6 Overlay District (O-SFR/SH6) & Open Single-Family Residential (O-SFR) West: Light Commercial District/State Highway 6 Overlay District (LC/SH6), Open Single-Family Residential/State Highway 6 Overlay District (O-SFR/SH6) & Open Single-Family Residential (O-SFR)
Surrounding Land Use	North: Single-Family Residential & Vacant/Undeveloped South: Commercial, Religious Institution, & Vacant/Undeveloped East: Single-Family Residential West: Single-Family Residential & Vacant/Undeveloped

Overview

In 2019, a SUP was approved for this site under NAICS use number 531130 “Lessors of Mini Warehouses and Self-Storage Units” by the same property owner. The SUP was approved by Ordinance No. 2019-O-22 on June 17, 2019. Ordinance No. 2019-O-22 has since expired; therefore, the property owner has requested approval of another SUP for the same use. The

property has always been zoned Light Commercial District (LC) since City-wide zoning was adopted in 2001. The State Highway 6 Overlay District (SH6) was adopted in 2010. As was the case in 2019, a Specific Use Permit (SUP) is required for NACIS use number 531130 "Lessors of Mini Warehouses and Self-Storage Units". The SUP application has been requested by the property owner so a self-storage facility can be constructed at 7227 Cemetery Road. The proposed self-storage facility will have personal self-storage and RV storage. According to the site plan, there are six structures for self-storage or RV storage. Two structures are dedicated solely to self-storage and four are dedicated to covered RV storage. The site has proposed detention located in the northeast portion of the proposed site plan (*see Site Plan section*). The facility will take ingress and egress from two access points, with one located on Cemetery Road and the second located on Mississippi Street. The area is developed with single-family residential and commercial development. Some single-family development is zoned commercially with either Light Commercial (LC) or Heavy Commercial (HC) zoning districts. These properties are legal nonconforming in use. The commercial uses are located on SH6 abutting the property to the south. These businesses include Luxury Palapas, Manvel Auto Care, House of Refuge Church, Corey's Kitchen, and Biker Church.

Staff Recommendation

Staff recommends approval of the Specific Use Permit with the following 20 conditions:

1. The facility must have a public restroom;
2. The facility must comply with Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*, façade requirements;
3. All fire lanes are required to be 24-feet in width. Placement of the fire lanes per Fire Marshal approval (*see Design Criteria Manual for specifications*);
4. FDC's shall be remote and within 50-feet of a fire hydrant;
5. All boat/RV storage buildings shall have a fire suppression system installed if the buildings are 8,000 square feet or more with three or more sides enclosed per Sections 903.2 and 903.2.9.3 of the 2015 Fire Code;
6. All entry gates shall have a Knox Box key switch and a "click to enter" system;
7. Fire extinguishers shall be placed every 75-feet of travel distance;
8. All buildings shall be numbered for easy 911 identification. The building numbers shall be a minimum of 6-inches in height;
9. The facility shall comply with any and all Fire Marshal requirements;
10. The minimum distance between non-residential driveways and minor street shall be 75-feet;
11. Any open storage or display of items not for sale shall comply with Section 77-52, *Open Storage and Display of Items*;
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19. The facility shall provide an 8-foot tall fence using weather resistant wood species, wood treated with U.S. Environmental Protection Agency approved materials, painted wood, powder coated aluminum, brick, stone, or masonry where the site abuts residentially used or zoned property; and
20. The facility shall provide a minimum of two-inch caliper trees (at time of planting) every 30-feet where the site abuts residentially used or zoned property.

Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received and staff is not aware of opposition.

Site Photographs



Looking at the site from Cemetery Road.



Residential homes across the street on Cemetery Road.



Residential homes abutting the site on Cemetery Road.



Looking at the site from Mississippi Street.



Residential homes across the street on Mississippi Street.



Commercial business abutting the site on SH 6.



Abutting commercial property to the south on SH6.

Aerial Vicinity Map



[illegible]

Approved Plat



Application



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Diamond Storage
Project Location/Address: 7227 Cemetery Rd Manvel, TX 77578
Legal Description: Landmark Park Subdivision, North of Highway 6, East of Cemetery Rd/ Hayden Crest
Current Zoning: Light Commercial Proposed Land Use: Self Storage NAICS No.: 53110
Parcel/Tax ID# (s): 6002-0014-000/ Total Acreage: 9.464 Request extension of 2019-0-22
6002-0015-000/
6002-0015-110

APPLICANT INFORMATION

Applicant Name: Ryan Gregory
Company Name: Diamond Storage, LLC
Address: 4910 County Rd. 58 City: Manvel State: TX Zip: 77578
Phone #: 832-277-5042 Email: rgregory@rgreginv.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Ryan Gregory 7/23/2021
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: R. Gregory Investments, LLC
Address: 4910 County Rd. 58 City: Manvel State: TX Zip: 77578
Phone #: 832-277-5042 Email: rgregory@rgreginv.com

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

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

Ryan Gregory 7/23/2021
Owner's Signature (REQUIRED) Date

Application



DEVELOPMENT SERVICES

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F: 281-489-0634

SUBMITTAL CHECKLIST

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

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Applicant Letters of Request	
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	

APPLICANT CERTIFICATION

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

Ryan Gregory

Applicant Signature

7/23/2021

Date

Public Hearing Notice

Public Hearing Notice to run on Sunday 08/08/2021

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 7:00 P.M. ON MONDAY, AUGUST 23, 2021, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 7:00 P.M. ON TUESDAY, SEPTEMBER 7, 2021, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 531130 “LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: September 7, 2021

TOPIC: Subdivision variance request for property located between Cemetery Road and Mississippi Road approximately 400 feet north of SH 6 for relief from Chapter 62, Section 62-111 (a) and (c), *Additional Street Requirements*.

BACKGROUND: The property owner has requested to defer (escrow one-half road construction) construction for 30-feet of the road until such time the City deems the road connection is necessary. The property is zoned Light Commercial/State Highway 6 Overlay District. The property owner intends to develop subject property with a self-storage facility. The property will still have two points of access from Cemetery Road (west) and Mississippi Street (east). A subdivision variance request was approved by City Council on January 22, 2019, and has subsequently expired. The property owner would like the City Council to consider and approve a development agreement again.

RECOMMENDATION: The staff recommends approval with a development agreement with four conditions where escrow funds shall be due to the city at the earlier of 1) five year after the initial certificate of occupancy is issued for the self-storage facility; upon further subdivision of the property by the developer or any successor in interest, (if no escrow has been tendered then one-half of the road will be constructed to city standards as per Subdivision Ordinance); 3) within 90 days of the city giving notice that it will construct the roadway; and 4) upon the occurrence of the abutting property owners (along the 60-foot right-of-way) developing or redeveloping the abutting property. Upon such occurrence, the developer or any successor in interest may either escrow funds or join in construction of the roadway with the abutting property owners.

ATTACHMENTS: Application, Development Agreement, Survey, Vicinity Zoning Map, and Vicinity Aerial Map

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

DEVELOPMENT AGREEMENT (FOR VARIANCE)

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This Development Agreement executed as of the ____ day of _____, 21, is by and between the City of Manvel, Texas, (“City”) and R Gregory Investments, LLC property owner of certain hereinafter described property located within the City, (together known as “Developer”), all collectively referred to as the “Parties.” This Agreement is in regard to the platting and construction of a self-storage facility on 9.464 acres of land approximately 400 feet north of the intersection of State Highway 6 between Cemetery Road (west) and Mississippi Street (east).

WHEREAS, Developer wishes to build a self-storage facility on 9.464 acres of land located within the City limits of the City of Manvel, said tract being located approximately 400 feet north of the intersection of State Highway 6 between Cemetery Road (west) and Mississippi Street (east); and,

WHEREAS, construction of a self-storage facility will require approval of a plat and compliance with the City’s subdivision ordinance; and

WHEREAS, Section 62-111 (a) of the City Code requires all streets be constructed in accordance with the city’s design criteria; and

WHEREAS, Section 62-111 (c) of the City Code requires the developer responsible for construction of necessary improvements on all perimeter streets in order to bring the pavement and curbing up to minor street standards for the one-half of the street abutting the development; and

WHEREAS, pursuant to Section 62-5 of The City Code, the Developer has applied for a variance to defer this perimeter road construction requirement, said application is attached as Exhibit A;

NOW THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, if said variance is granted by the City Council, the Parties agree to the conditions, as follows:

1. PROJECT

1.01 Location. The property that is the subject of this agreement is all the property legally described as: standard land survey of 9.4646 acres being a part of Tract “A” and all of Tract “B” of Landmark Park Subdivision recorded in Volume 16, Page 241 plat records of Brazoria County, Texas and being out of the Outlot 118 of the Dr. A.A. Luther Subdivision of the Town of Manvel recorded in Volume 1, Pages 71-72 plat records of Brazoria County, Texas (the “Property”). The Property is more fully described and depicted in the survey attached as Exhibit “A”, attached hereto.

1.02 Project Description. This Agreement is in regard to the construction of a proposed self-storage facility on the Property, owned by Developer.

1.03 The Property has never been platted. To construct a self-storage facility on the Property will require approval of a plat and compliance with the City's Subdivision Ordinance. Section 62-111 (a) of the City's subdivision requires streets be constructed in accordance with the city's design criteria. The Developer has applied to vary this requirement for his property.

1.04 The Property has never been platted. To construct a self-storage facility on the Property will require approval of a plat and compliance with the City's Subdivision Ordinance. Section 62-111 (c) of the City's subdivision ordinance requires construction of all roadways within the development in accordance with the city's minor street standards and construction of perimeter streets in conjunction with plat approval. The Developer has applied to vary this requirement for his property.

2. CITY APPROVAL

2.01 Approval of variance. Pursuant to its authority under Section 62-5 of The City Code, the City agrees to allow the Developer to vary the requirements of Section 62-111(a) and (c) of the City's Subdivision Ordinance, with conditions.

2.02 Conditions. The required conditions are as follows:

(a) Developer may satisfy the requirement to construct one half of perimeter roadways by escrowing funds to the city in the amount of construction, based upon the cost of construction estimated by the city engineer at the time of tender of the escrow funds. The escrow funds shall be due to the city at the earlier of:

- (i) five years after the initial certificate of occupancy is issued for the self-storage facility;
- (ii) upon further subdivision of the Property by Developer or any successor in interest, (if no escrow has been tendered then one-half of the road will be constructed to City standards as per subdivision ordinance);
- (iii) within 90 days of the city giving notice that it will construct the roadway; and
- (iv) upon the occurrence of the abutting property owners (along the 60-foot right-of-way) developing or redeveloping the abutting property. Upon such occurrence, Developer or any successor in interest may either escrow funds or join in construction of the roadway with the abutting property owners.

(b) City shall record this agreement with the Brazoria County Clerk and evidence the agreement on a "plat note" on the plat of said Property. Developer shall be responsible for the cost of recordation.

3. DEVELOPER COVENANTS

3.01 The Developer agrees to following:

(i) Other than permits for the construction of a self-storage facility, Developer agrees that the City shall not issue any other construction permit or approve any further plat/re-plat of the Property until the Developer complies with 2.02 of this agreement;

(ii) Developer agrees to begin construction of the self-storage facility, and diligently pursue to completion, within one-year of City Council approval of a Specific Use Permit;

(iii) Developer agrees to pay the cost of recordation of this agreement within 30 days of invoice by the City.

3.02 Developer acknowledges that the City's covenants are contingent upon the Developer constructing the proposed self-storage facility. Failure of the Developer to begin to construct the self-storage facility, and diligently pursue completion, within one-year of City Council Specific Use Permit approval shall constitute failure of this condition and the agreement shall automatically be null and void.

4. MISCELLANEOUS

4.01 Assignment. This Agreement evidencing said variance, with conditions, shall run with the land and shall bind and benefit the respective Parties and their legal successors in interest.

4.02 Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment or modification only in writing, and by the signatures and mutual consent of the Parties.

4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party. Developer shall not be a third-party beneficiary to any contract the City has with any other party for the engineering, design, or construction of said improvements.

4.04. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive, but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.

4.05. Waiver. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.

4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.

CITY OF MANVEL:

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

 This instrument was acknowledged before me on the ____ day of _____, 20__,
by DEBRA DAVISON, as Mayor of the City of Manvel, Texas, on behalf of said City of Manvel.

Notary, State of Texas

(NOTARY SEAL)

R Gregory Investments:

By: _____
Name: Ryan Gregory

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

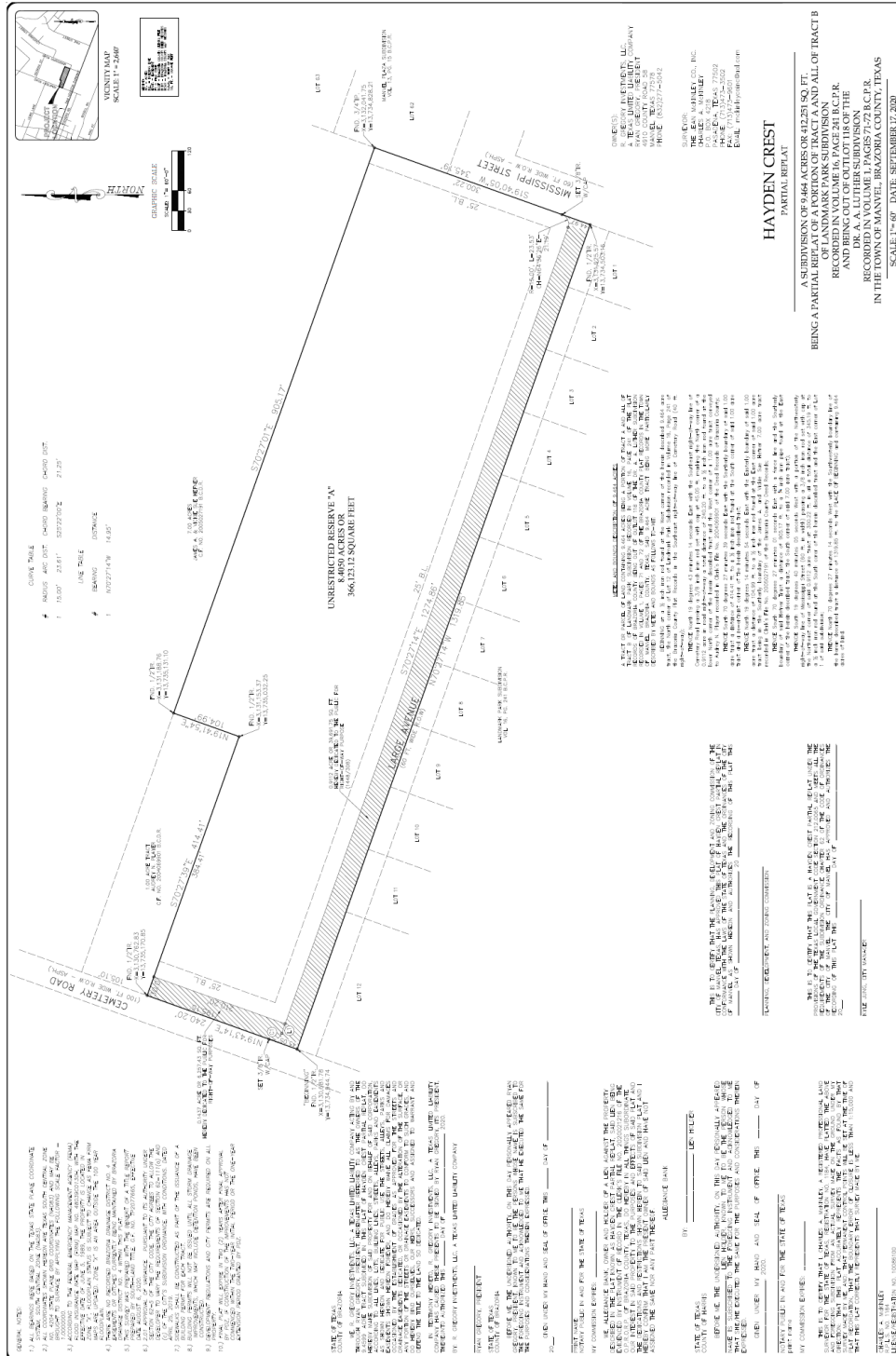
 This instrument was acknowledged before me on the ____ day of _____, 20____,
by _____, as property owner.

Notary, State of Texas

(NOTARY SEAL)

Exhibit A

Being a subdivision of 9.4646 acres being a part of Tract "A" and all of Tract "B" of Landmark Park Subdivision recorded in Volume 16, Page 241 plat records of Brazoria County, Texas and being out of the Outlot 118 of the Dr. A.A. Luther Subdivision of the Town of Manvel recorded in Volume 1, Pages 71-72 plat records of Brazoria County, Texas.





City of Manvel

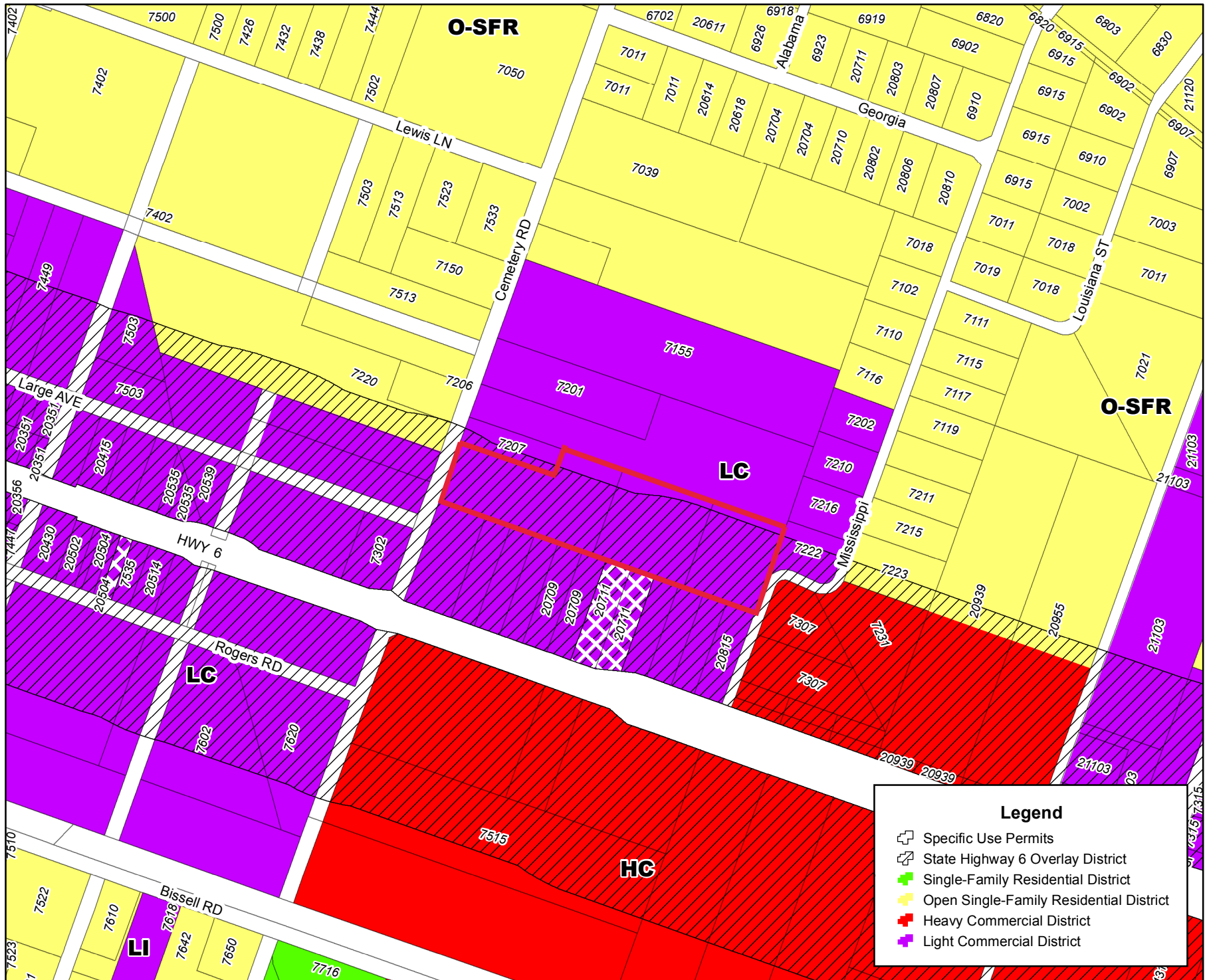
20025 Hwy 6
Manvel, Texas 77578
(281) 489-0630

www.cityofmanvel.com/cms

Manvel GIS Mapping



1" = 500'



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Manvel makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Manvel from any damage, loss, or liability arising from such use.

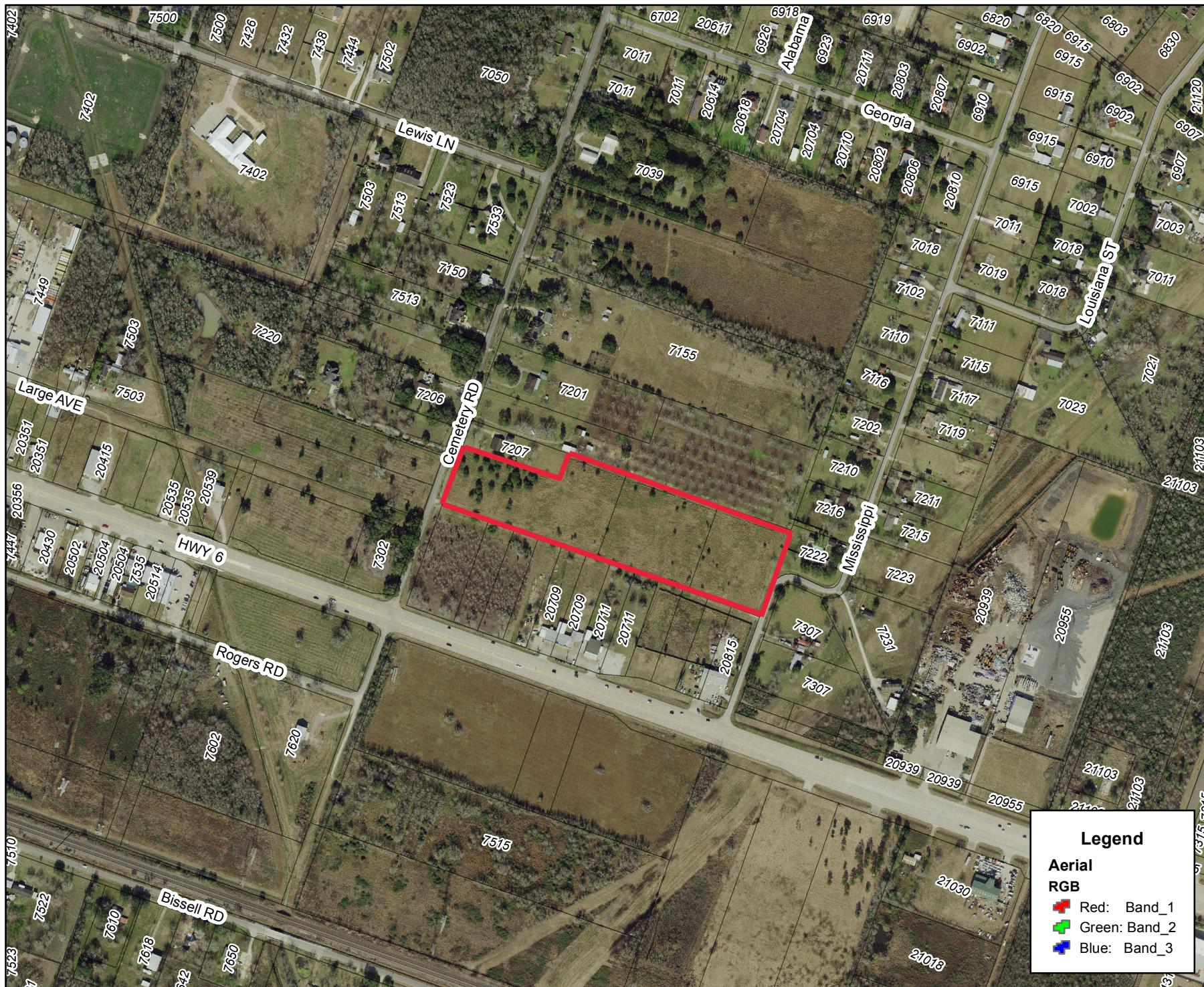


City of Manvel

20025 Hwy 6
Manvel, Texas 77578
(281) 489-0630

www.cityofmanvel.com/cms

Manvel GIS Mapping



Legend

Aerial RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Manvel makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Manvel from any damage, loss, or liability arising from such use.



1" = 500'



STATE OF TEXAS

§

§

COUNTY OF BRAZORIA

§

DEVELOPMENT AGREEMENT (FOR VARIANCE)

This Development Agreement executed as of the 22 day of January, 2019, is by and between the City of Manvel, Texas, ("City") and R Gregory Investments, LLC property owner of certain hereinafter described property located within the City, (together known as "Developer"), all collectively referred to as the "Parties." This Agreement is in regard to the platting and construction of a self-storage facility on 9.464 acres of land approximately 400 feet north of the intersection of State Highway 6 between Cemetery Road (west) and Mississippi Street (east).

WHEREAS, Developer wishes to build a self-storage facility on 9.464 acres of land located within the City limits of the City of Manvel, said tract being located approximately 400 feet north of the intersection of State Highway 6 between Cemetery Road (west) and Mississippi Street (east); and,

WHEREAS, construction of a self-storage facility will require approval of a plat and compliance with the City's subdivision ordinance; and

WHEREAS, Section 62-111 (a) of the City Code requires all streets be constructed in accordance with the city's design criteria; and

WHEREAS, Section 62-111 (c) of the City Code requires the developer responsible for construction of necessary improvements on all perimeter streets in order to bring the pavement and curbing up to minor street standards for the one-half of the street abutting the development; and

WHEREAS, pursuant to Section 62-5 of The City Code, the Developer has applied for a variance to defer this perimeter road construction requirement, said application is attached as Exhibit A;

NOW THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, if said variance is granted by the City Council, the Parties agree to the conditions, as follows:

1. PROJECT

1.01 Location. The property that is the subject of this agreement is all the property legally described as: standard land survey of 9.4646 acres being a part of Tract "A" and all of Tract "B" of Landmark Park Subdivision recorded in Volume 16, Page 241 plat records of Brazoria County, Texas and being out of the Outlot 118 of the Dr. A.A. Luther Subdivision of the Town of Manvel recorded in Volume 1, Pages 71-72 plat records of Brazoria County, Texas (the "Property"). The Property is more fully described and depicted in the survey attached as Exhibit "B", attached hereto.

1.02 Project Description. This Agreement is in regard to the construction of a proposed self-storage facility on the Property, owned by Developer.

1.03 The Property has never been platted. To construct a self-storage facility on the Property will require approval of a plat and compliance with the City's Subdivision Ordinance. Section 62-111 (a) of the City's subdivision requires streets be constructed in accordance with the city's design criteria. The Developer has applied to vary this requirement for his property.

1.04 The Property has never been platted. To construct a self-storage facility on the Property will require approval of a plat and compliance with the City's Subdivision Ordinance. Section 62-111 (c) of the City's subdivision ordinance requires construction of all roadways within the development in accordance with the city's minor street standards and construction of perimeter streets in conjunction with plat approval. The Developer has applied to vary this requirement for his property.

2. CITY APPROVAL

2.01 Approval of variance. Pursuant to its authority under Section 62-5 of The City Code, the City agrees to allow the Developer to vary the requirements of Section 62-111(a) and (c) of the City's Subdivision Ordinance, with conditions.

2.02 Conditions. The required conditions are as follows:

(a) Developer may satisfy the requirement to construct one half of perimeter roadways by escrowing funds to the city in the amount of construction, based upon the cost of construction estimated by the city engineer at the time of tender of the escrow funds. The escrow funds shall be due to the city at the earlier of:

- (i) five years after the initial certificate of occupancy is issued for the self-storage facility;
- (ii) upon further subdivision of the Property by Developer or any successor in interest, (if no escrow has been tendered then one-half of the road will be constructed to City standards as per subdivision ordinance);
- (iii) within 90 days of the city giving notice that it will construct the roadway; and
- (iv) upon the occurrence of the abutting property owners (along the 60-foot right-of-way) developing or redeveloping the abutting property. Upon such occurrence, Developer or any successor in interest may either escrow funds or join in construction of the roadway with the abutting property owners.

(b) City shall record this agreement with the Brazoria County Clerk and evidence the agreement on a "plat note" on the plat of said Property. Developer shall be responsible for the cost of recordation.

3. DEVELOPER COVENANTS

3.01 The Developer agrees to following:

- (i) Other than permits for the construction of a self-storage facility, Developer agrees that the City shall not issue any other construction permit or approve any further plat/re-plat of the Property until the Developer complies with 2.02 of this agreement;
- (ii) Developer agrees to begin construction of the self-storage facility, and diligently pursue to completion, within one-year of City Council approval of a Specific Use Permit;
- (iii) Developer agrees to pay the cost of recordation of this agreement within 30 days of invoice by the City.

3.02 Developer acknowledges that the City's covenants are contingent upon the Developer constructing the proposed self-storage facility. Failure of the Developer to begin to construct the self-storage facility, and diligently pursue completion, within two-years of City Council Specific Use Permit approval shall constitute failure of this condition and the agreement shall automatically be null and void.

4. MISCELLANEOUS

- 4.01 Assignment. This Agreement evidencing said variance, with conditions, shall run with the land and shall bind and benefit the respective Parties and their legal successors in interest.
- 4.02 Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment or modification only in writing, and by the signatures and mutual consent of the Parties.
- 4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party. Developer shall not be a third-party beneficiary to any contract the City has with any other party for the engineering, design, or construction of said improvements.
- 4.04. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive, but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.
- 4.05. Waiver. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.
- 4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.

- 4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.
- 4.08. Severability. If any term or provision of this Agreement is held to be invalid, void or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired or affected.
- 4.09. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above.

The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City: City of Manvel
20025 Morris Avenue
Manvel, Texas 77578
ATTN: City Manager

If to Developer: R Gregory Investments, LLC
ATTN: Ryan Gregory
4910 CR 58
Manvel, TX 77578

4.10 Remedies. In addition to any remedy provided by law, including but not limited to breach of contract, the Developer stipulates and agrees that, upon default by Developer, City may revoke/withhold issuance of a certificate of occupancy for the Property, and Developer agrees to hold city harmless for any liability from said revocation/fail to issue.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

Executed on this the 13 day of January, 2021

CITY OF MANVEL:


Debra Davison, Mayor

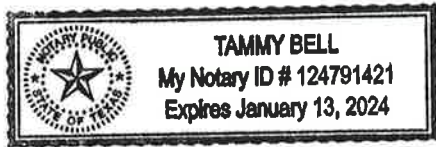
ATTEST:


Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the 13 day of January, 2021, by DEBRA DAVISON, as Mayor of the City of Manvel, Texas, on behalf of said City of Manvel.



(NOTARY SEAL)


Notary, State of Texas

R Gregory Investments:

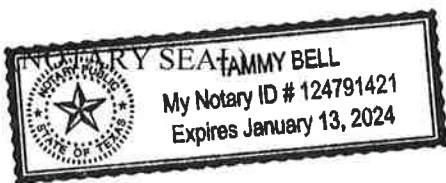
By: _____

Name: Ryan Gregory

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the 11 day of January,
2021 by Ryan Gregory, as property owner.



Notary, State of Texas

FILED and RECORDED

Instrument Number: 2021002604

Filing and Recording Date: 01/13/2021 03:08:02 PM Pages: 7 Recording Fee: \$51.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, reading "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-jessie



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: September 7, 2021

TOPIC: Subdivision variance request for 3.000 acres of property located on Markham Road, generally bounded by Belcher Road (north), Mustang Bayou Road (south), Ridge Road (east), and Quail Ridge Drive (west) seeking to vary Chapter 62, Section 62-111, *Additional Street Requirements*.

BACKGROUND: The 3.000-acre property is located Markham Road in the City's Extraterritorial Jurisdiction (ETJ). The property is owned by Timothy and Johanna Mikolajchak. Markham Road is a private, asphalt road with an approximate 10-foot-wide paving surface. The road is fenced approximately 2,200 feet (0.40 miles) from its intersection with Mustang Bayou Road. According to property records, Markham Road is gated where it enters Mr. Jeffery Brown's property. A second gate is across Markham Road where it traverses Mr. Gary Markham's property. The 3.000-acre tract is located approximately 550-feet from first gate on Markham Road. Markham Road is identified on the City's Master Thoroughfare Plan as a 120-foot-wide parkway and the Brazoria County Thoroughfare Plan as a major thoroughfare. Aerial imagery illustrates the asphalt surface ends at or about the property line for the 3.000-acre tract. The aerial imagery also illustrates that a crushed concrete driveway picks up where the asphalt road ends. The crushed concrete driveway runs the length of the front property line for the 3.000-acre tract. According to the survey, a 30-foot-wide right-of-way access easement provides a portion of the access to the 3.000-acre tract. The 30-foot-wide right-of-way access easement will need to be extended to the 3.000-acre tract to provide any access since the survey states "extension of R.O.W. esmt. to be dedicated". The County has made a request that the plat state "Future 120-foot Markham Road" in lieu of right-of-way dedication. The property owner met with Brazoria County Engineering to discuss removing Markham Road from the County Thoroughfare Plan. The property owner provided two other locations for the north/south thoroughfare. The County would not consider removing Markham Road from their plan.

The property owners would like to construct a home on the 3.000-acre tract of land. The application filed indicates the property owner is requesting a variance to Section 62-111 of the subdivision ordinance. This Section requires one-half of perimeter roads to be constructed to concrete curb and gutter. Since Markham Road is identified on the City and County Thoroughfare Plan, a dedication of a 60-foot-wide right-of-way will be required. Although the County will take a plat note stating "Future 120-foot Markham Road" in lieu of ROW dedication. The property owner will also require a variance from Section 62-3 (e) (1), Section 62-7 (6), Section 62-103, and Section 62-41 (b) (28).

1. Section 62-3 (e) (1) requires access to a public street.
2. Section 62-7 (6) requires compliance with the City's Major Thoroughfare Plan.
3. Sections 62-103 and 62-41 (b) (28) require construction of major thoroughfares and perimeter streets.

After the City Council meeting, staff met with Mr. Mikolajchak (property owner), Mr. Gary Markham, and Cathy Fontenot (surveyor). We discussed various options to the group. One suggestion was to meet with the County to possibly amend their Thoroughfare Plan. The

decision from that meeting has been mentioned above. Staff has had further conversations with Mr. Markham but have been unable to reach a conclusion to recommend approval of the variance request. Staff has also reached out to Mr. Mikolajchak's surveyor to propose a solution but it involves two other property owners. Staff suggested Mr. Markham, Mr. Brown, and Mr. Mikolajchak plat their properties. The plat would permit Markham Road to a private street. The property owners would have to file a Property Owners Association to maintain the private street. The property would still need a variance from Section 62-111 due to pavement requirements to concrete curb and gutter. At the time of writing the report, staff did not get an answer from the surveyor that this solution was a viable option.

In conclusion, the 3.000-acre site has multiple access issues that include:

1. The property is partially accessed by easement. The subdivision ordinance requires a private road to roadway standards or dedication of public right-of-way;
2. A recorded easement will be required to continue access to the right-of-way dedication;
3. A Knox Box will be required for the gate since it prohibits access to the 3.000-acre tract. The property owners, Mr. Gary Markham and Mr. Brown, will need to provide written agreement to the Knox Box for emergency and property owner access;
4. Markham Road paving width is 10-feet, which does not provide proper paving width for emergency personnel; and
5. The subdivision ordinance requires a concrete curb and gutter surface be constructed to and through the front property line (150-feet), however, the existing surface is crushed concrete. At minimum City Council can consider an asphalt surface widened to 13-feet ($\frac{1}{2}$ of a 26-foot-wide road required for full paving width) with a turnaround for emergency personnel.

The City staff does not recommend approval of the variance request to Section 62-111 as requested for 3.000-acres of land located on Markham Road due to multiple access issues identified in this report. The City staff further does not recommend approval of variances to Section 62-3 (e) (1), Section 62-7 (6), Section 62-103, and Section 62-41 (b) (28) as noted in this report.

RECOMMENDATION: The staff does not recommend approval of a subdivision variance request to 3.000-acres of land located on Markham Road.

ATTACHMENTS: Application, Survey, Vicinity Maps, Vicinity Aerial Maps, and Development Agreement

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

DEVELOPMENT AGREEMENT (FOR VARIANCE)

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This Development Agreement executed as of the ____ day of _____, 2021, is by and between the City of Manvel, Texas, (“City”) and Timothy J. Mikolajchak and Johnna Haarmeyer Mikolajchak, property owners of certain hereinafter described property located within the City’s extraterritorial jurisdiction, (together known as “Developer”), all collectively referred to as the “Parties.” This Agreement is in regard to the platting of 3.000 acres of land located on Markham Road, generally bounded by Mustang Bayou Road (south), Ridge Road (east), and Quail Ridge Drive (west).

WHEREAS, Developer wishes to construct one single-family structure and plat 3.000 acres of land located within the City’s extraterritorial jurisdiction of the City of Manvel, said tract being located on Markham Road, generally bounded by Mustang Bayou Road (south), Ridge Road (east), Quail Ridge Drive (west); and,

WHEREAS, construction of one single-family structure will require approval of a plat and compliance with the City’s subdivision ordinance; and

WHEREAS, Section 62-111 of the City Code requires one-half of all abutting perimeter streets be constructed in accordance with the City’s design criteria standards to concrete curb and gutter; and

WHEREAS, Section 62-108 (a) (8) of the City Code requires each lot in a subdivision of land to have access to a public street as specified in the design criteria manual with a minimum 60-foot right-of-way; and

WHEREAS, pursuant to Section 62-5 of The City Code, the Developer has applied for a variance to escrow this perimeter road construction requirement;

NOW THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, if said variance is granted by the City Council, the Parties agree to the conditions, as follows:

1. PROJECT

1.01 Location. The property that is the subject of this Agreement is all the property legally described as: being 3.000 acres of land, more or less, out of a 16.017 acre tract of land, being a part of Lots 6 and 15 of the subdivision of Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, according to the plat recorded in Volume 22, Page 635, deed records of Brazoria County, Texas (the “Property”). The Property is more fully described and depicted in the survey attached as Exhibit “A”, attached hereto.

1.02 Project Description. This Agreement is in regard to the construction of one single-family structure and platting on the Property, owned by Developer.

1.03 The Property has never been platted. To construct one single-family structure on the Property will require approval of a plat and compliance with the City's subdivision ordinance. Section 62-111 of the City's subdivision ordinance requires one-half of abutting perimeter streets be constructed in accordance with the City's design criteria to concrete curb and gutter. The Developer has applied to vary this requirement for his property.

1.04 The Property has never been platted. To construct one single-family structure on the Property will require approval of a plat and compliance with the City's subdivision ordinance. Section 62-108 (a) (8) requires each lot in a subdivision of land to have access to a public street as specified in the design criteria manual with a minimum 60-foot right-of-way.

2. CITY APPROVAL

2.01 Approval of variance. Pursuant to its authority under Section 62-5 of The City Code, the City agrees to allow the Developer to vary the requirements of Section 62-111 and Section 62-108 (a) (8) of the City's subdivision ordinance, with conditions.

2.02 Conditions. The required conditions are as follows:

- (i) This Agreement will expire upon replat and/or further subdivision of the Property;
- (ii) A recorded 30-foot wide right-of-way easement extended from the existing 30-foot wide right-of-way easement (C.F.# 1994024027) to the 60-foot wide right-of-way dedicated for Markham Road. The 60-foot wide Markham Road right-of-way will begin dedication at the southern front property line and extended through the front lot line (150-feet);
- (iii) The dedication of 60-feet wide right-of-way for Markham Road. The right-of-way dedication will begin at the southern front property line and extended through the front lot line (150-feet);
- (iv) Construction of a 13-foot wide asphalt road per City's Design Criteria Manual within the 60-foot wide Markham Road right-of-way. A cul-de-sac turn around with a minimum radius determined by the City Engineer shall be provided for emergency vehicles;
- (v) A Knox Box shall be installed on the Markham Road gate (owned by Mr. Gary Markham) to provide access to the 3.00 acre tract and for emergency personnel/vehicles per City's Design Criteria Manual. A Click2Enter shall be provided to all emergency personnel/vehicles;
- (vi) A written, signed, and notarized agreement provided by the property owner from Mr. Gary Markham whereby access is granted to the Markham Road gate with a Knox Box per City's Design Criteria Manual. The access will be granted to the 3.000- acre property owner and emergency personnel/vehicles;
- (vii) A written, signed, and notarized agreement provided by the property owner from Mr. Gary Markham whereby access is granted to the Markham Road gate with a Click2Enter per City's Design Criteria Manual to all emergency personnel/vehicles; and

- (viii) City shall record this Agreement with the Brazoria County Clerk and evidence the agreement on a “plat note” on the plat of said Property. Developer shall be responsible for the cost of recordation.

3. DEVELOPER COVENANTS

3.01 The Developer agrees to following:

- (i) Developer agrees that the City shall not approve any further plat/re-plat of the Property until the Developer complies with 2.02 of this Agreement;
- (ii) Developer agrees to begin construction one single family structure and accessory residential structure(s), and diligently pursue to completion, within two-years of City Council approval; and
- (iii) Developer agrees to pay the cost of recordation of this Agreement within thirty (30) days of invoice by the City.

3.02 Developer acknowledges that the City’s covenants are contingent upon the Developer constructing one single family structure and accessory residential structure(s). Failure of the Developer to begin construction of one residential structure and accessory residential structure(s), and diligently pursue completion, within two-years of City Council approval shall constitute failure of this condition and the agreement shall automatically be null and void.

4. MISCELLANEOUS

- 4.01 Assignment. This Agreement evidencing said variance, with conditions, shall run with the land and shall bind and benefit the respective Parties and their legal successors in interest.
- 4.02 Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment, or modification only in writing, and by the signatures and mutual consent of the Parties.
- 4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party. Developer shall not be a third-party beneficiary to any contract the City has with any other party for the engineering, design, or construction of said improvements.
- 4.04. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive, but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.
- 4.05. Waiver. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants, or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.

- 4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.
- 4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.
- 4.08. Severability. If any term or provision of this Agreement is held to be invalid, void, or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired, or affected.
- 4.09. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above.

If to City: City of Manvel
20031 Morris Avenue
Manvel, Texas 77578
ATTN:City Manager

4.10 **Remedies.** In addition to any remedy provided by law, including but not limited to breach of contract, the Developer stipulates and agrees that, upon default by Developer, City may revoke/withhold issuance of a certificate of occupancy for the Property, and Developer agrees to hold City harmless for any liability from said revocation/fail to issue.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

Executed on this the _____ day of _____, 2____.

CITY OF MANVEL:

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by DEBRA DAVISON, as Mayor of the City of Manvel, Texas, on behalf of said City of Manvel.

Notary, State of Texas

Timothy J. Mikolajchak:

By: _____

Name: Timothy J. Mikolajchak

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

 This instrument was acknowledged before me on the ____ day of _____,
20__, by _____, as property owner.

Notary, State of Texas

(NOTARY SEAL)

Johnna Haarmeyer Mikolajchak:

By: _____

Name: Johnna Haarmeyer Mikolajchak

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

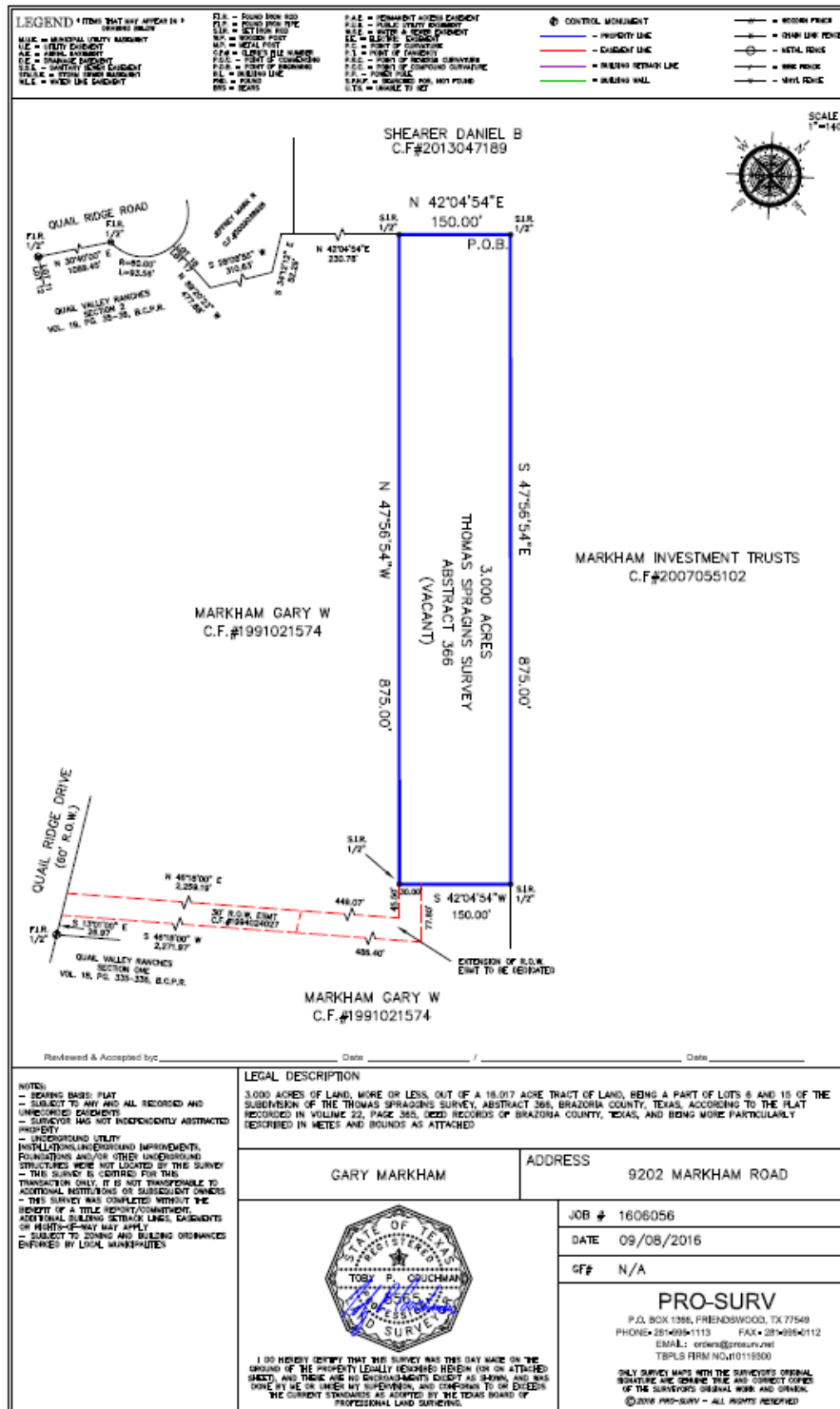
 This instrument was acknowledged before me on the ____ day of _____,
20__, by _____, as property owner.

Notary, State of Texas

(NOTARY SEAL)

Exhibit A

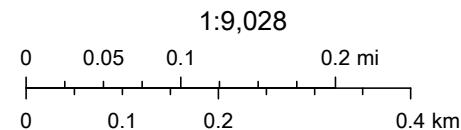
Being 3.000 acres of land, more or less, out of a 16.017 acre tract of land, being a part of Lots 6 and 15 of the subdivision of Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, according to the plat recorded in Volume 22, Page 635, deed records of Brazoria County, Texas.



[illegible]

 Parcels
 Zoning - District
 O-SFR - C

 PUD - Planned Unit Development
 LC - Light Commercial
 SDA - Development Agreement Signed



Esri Community Maps Contributors, City of Alvin, Brazoria County, Texas

City of Manvel

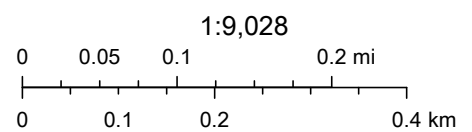
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City of Manvel GIS Map



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 Parcels



Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

City of Manvel

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MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: August 16, 2021

TOPIC: Subdivision variance request for 3.000 acres of property located on Markham Road, generally bounded by Belcher Road (north), Mustang Bayou Road (south), Ridge Road (east), and Quail Ridge Drive (west) seeking to vary Chapter 62, Section 62-111, *Additional Street Requirements*.

BACKGROUND: The 3.000-acre property is located Markham Road in the City's Extraterritorial Jurisdiction (ETJ). The property is owned by Timothy and Johanna Mikolajchak. Markham Road is a private, asphalt road with an approximate 10-foot-wide paving surface. The road is fenced approximately 2,200 feet (0.40 miles) from its intersection with Mustang Bayou Road. According to property records, Markham Road is fenced where it enters Mr. Gary Markham's property. The 3.000-acre tract is located approximately 550-feet from the fence on Markham Road. Markham Road is identified on the City's Master Thoroughfare Plan as a 120-foot-wide parkway and the Brazoria County Thoroughfare Plan as a major thoroughfare. Aerial imagery illustrates the asphalt surface ends at or about the property line for the 3.000-acre tract. The aerial imagery also illustrates that a crushed concrete driveway picks up where the asphalt road ends. The crushed concrete driveway runs the length of the front property line for the 3.000-acre tract. According to the survey, a 30-foot-wide right-of-way access easement provides a portion of the access to the 3.000-acre tract. The 30-foot-wide right-of-way access easement will need to be extended to the 3.000-acre tract to provide any access since the survey states "extension of R.O.W. esmt. to be dedicated".

The property owners would like to construct a home on the 3.000-acre tract of land. The application filed indicates the property owner is requesting a variance to Section 62-111 of the subdivision ordinance. This Section requires one-half of perimeter roads to be constructed to concrete curb and gutter. Since Markham Road is identified on the City and County Thoroughfare Plan, a dedication of a 60-foot-wide right-of-way will be required.

The 3.000-acre site has multiple access issues that include:

1. The property is partially accessed by easement. The subdivision ordinance requires a private road to roadway standards or dedication of public right-of-way;
2. A recorded easement will be required to continue access to the right-of-way dedication;
3. A Knox Box will be required for the fence since it prohibits access to the 3.000-acre tract. The property owner, Mr. Gary Markham, will need to provide written agreement to the Knox Box for emergency and property owner access;
4. Markham Road paving width is 10-feet, which does not provide proper paving width for emergency personnel; and
5. The subdivision ordinance requires a concrete curb and gutter surface be constructed to and through the front property line (150-feet), however, the existing surface is crushed concrete. At minimum City Council can consider an asphalt surface widened to 13-feet ($\frac{1}{2}$ of a 26-foot-wide road required for full paving width) with a turnaround for emergency personnel.

The City staff does not recommend approval of the variance request to Section 62-111 for 3.000-acres of land located on Markham Road due to multiple access issues identified in this report.

RECOMMENDATION: The staff does not recommend approval of a subdivision variance request to 3.000-acres of land located on Markham Road.

ATTACHMENTS: Application, Survey, Vicinity Maps, Vicinity Aerial Maps, and Development Agreement

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
S.T.M.S.E. = STORM SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT

F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.I.R. = SET IRON ROD
W.P. = WOODEN POST
M.P. = METAL POST
C.F.# = CLERK'S FILE NUMBER
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
FND. = FOUND
BRS = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.S.E. = WATER & SEWER EASEMENT
E.E. = ELECTRIC EASEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.P. = POWER POLE
S.F.N.F. = SEARCHED FOR, NOT FOUND
U.T.S. = UNABLE TO SET

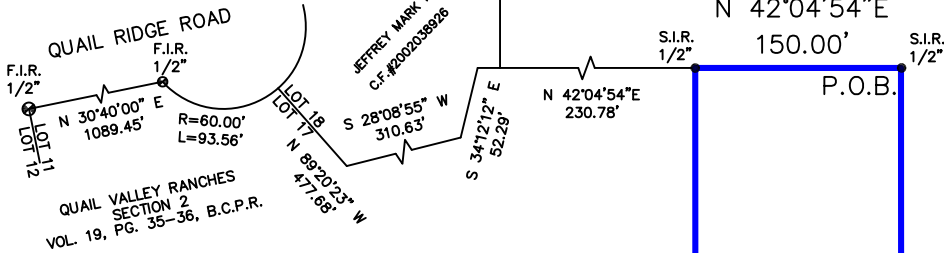
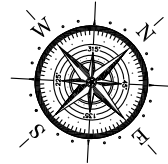
⊕ CONTROL MONUMENT

— = PROPERTY LINE
— = EASEMENT LINE
— = BUILDING SETBACK LINE
— = BUILDING WALL

— = WOODEN FENCE
— = CHAIN LINK FENCE
⊙ = METAL FENCE
— = WIRE FENCE
— = VINYL FENCE

SHEARER DANIEL B
C.F.#2013047189

SCALE
1"=140'

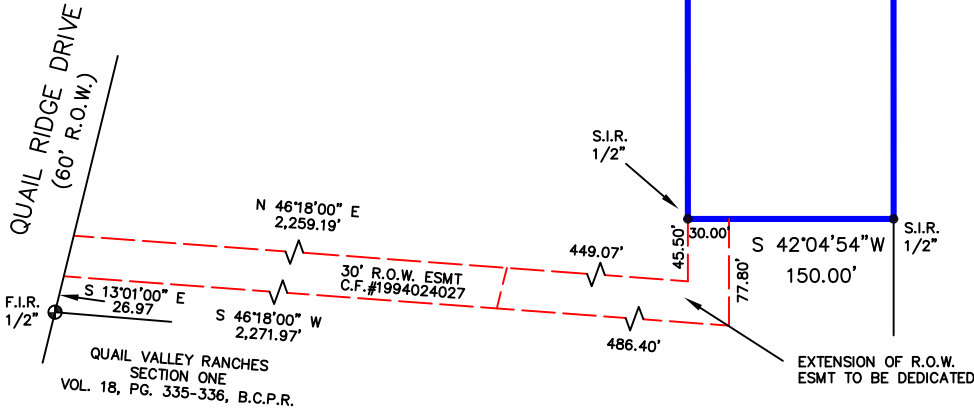


MARKHAM GARY W
C.F.#1991021574

MARKHAM INVESTMENT TRUSTS
C.F.#2007055102

THOMAS SPRAGGINS SURVEY
ABSTRACT 366
(VACANT)

3.000 ACRES



MARKHAM GARY W
C.F.#1991021574

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

NOTES:
- BEARING BASIS: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT/COMMITMENT, ADDITIONAL BUILDING SETBACK LINES, EASEMENTS OR RIGHTS-OF-WAY MAY APPLY
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES

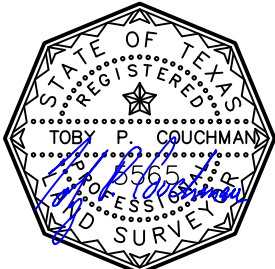
LEGAL DESCRIPTION

3.000 ACRES OF LAND, MORE OR LESS, OUT OF A 16.017 ACRE TRACT OF LAND, BEING A PART OF LOTS 6 AND 15 OF THE SUBDIVISION OF THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 22, PAGE 365, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS ATTACHED

GARY MARKHAM

ADDRESS

9202 MARKHAM ROAD



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1606056

DATE 09/08/2016

GF# N/A

PRO-SURV

P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE- 281-996-1113 FAX - 281-996-0112
EMAIL: orders@prosurv.net
TBPLS FIRM NO.:10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
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CITY OF MANVEL

[http:// www.cityofmanvel.com](http://www.cityofmanvel.com)

PO Box 187
Manvel, Texas 77578

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

Subdivision Variance Application

Applicant Information

Applicant (if not owner): Survey 1, Inc. / Cathy Fontenot

Phone: 281-393-1382 e-mail: cathy.fontenot@survey1inc.com

Owner: Timothy J Mikolajchak and Johnna Harmeyer Mikolajchak

Owner Address: 9202 Markham Rd City Manvel State TX Zip 77578

Phone: 979-203-3300 e-mail tmikolajchak@hotmail.com & jehaarmeyer971@hotmail.com

Property Information

Site Address: Markham Road

Legal description (from deed): a tract of land, more or less 3.013 acres in size, out of a 19.979-acre tract of land, out of lot 15 of the subdivision of the Thomas Spraggins Survey, A-366

(Property must be legally subdivided or be lot of record)

Brazoria County Identification Number: 653040

Description of Subdivision Variance Request

Chapter 62 – Subdivisions / plat

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

- What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance?

This tract of land is in the City of Manvel's extraterritorial jurisdiction and is located at the end of an asphalted Markham Road. It is a 3.000-acre tract of land surrounded by a vast amount of the surrounding acreage owned by Mr. Gary Markham (located to the south, west, and east of said property), a natural drainage ditch to the north as well as large acreage estates located in the Quail Valley Ranches subdivision. A deed filed for record on July 18, 2014, File No. 2014029989 and amended on March 15, 2021, File No. 2021015629, of the Official Public Records of Brazoria County, Texas, states that the said 3.000-acre tract of land has access via an access easement as indicated in said recorded deeds.

- How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

The 3.000-acre tract of land was deeded to Timothy and Johnna Mikolajchak in 2014 with the intentions of developing the said 3.000-acre tract of land for one single family residential lot. The general intent and purpose of this request is to allow the property owners of the property reasonable use of their land that is compatible with the surrounding area.

- Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

Due to the size of said property and its strict deed restrictions, granting the variance will not be detrimental to the public health, safety or welfare, or would not be injurious to this property or any other property in this area. This property will have access via Markham Road as recorded by 1994024027, 2014029989, and 2021015629. Markham Road will continue to allow for sufficient ingress/egress for residents as well as police, fire, and any other emergency apparatus.

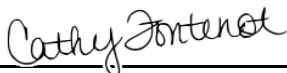
- Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision ordinance.

The property will exceed the minimum requirements indicated in Sec. 62-108(a). It will be required to adhere to the recorded deed restrictions set forth by File No. 2014029989 which state all buildings shall be at least 100' from the front of the property and ten feet from the side of the property. Any additional buildings (barns, sheds, etc.) shall not be placed closer than 150' from the front of the property and will have the same ten-foot side setback requirement. This will be a rural single-family residential development and will not be allowed the use of any commercial development on the property. It will not utilize any of the city utility services. The said 3.000-acre tract of land is 150' wide by 875' deep and will be serviced by a private water well and septic system.

Applicant Authorization

I authorize the City of Manvel to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision variance approval agree to provide any additional information requested by the City of Manvel as they deem necessary for the processing of this application.



Applicant Signature

07/08/2021

Date

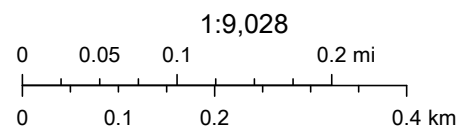
Submit variance request material to the Permit Department, City of Manvel, 20025 Highway 6, Manvel, Texas 77578 with the plat application. Failure to pay the required application fees or provide the information, drawings, or attachments in the form as requested by the City shall automatically mark the application as 'incomplete' and such application shall not be placed on the agenda for consideration until all information, fees, drawings, or attachments are deemed to be complete and in proper form by city staff.

City of Manvel GIS Map



8/12/2021, 8:46:12 AM

 Parcels



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City of Manvel

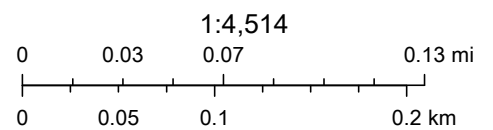
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City of Manvel GIS Map



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 Parcels



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City of Manvel

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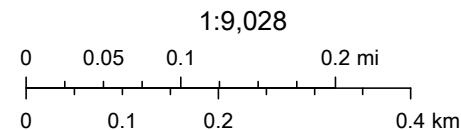
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 Parcels

Zoning - District

 O-SFR - C

 PUD - Planned Unit Development
 LC - Light Commercial
 SDA - Development Agreement Signed

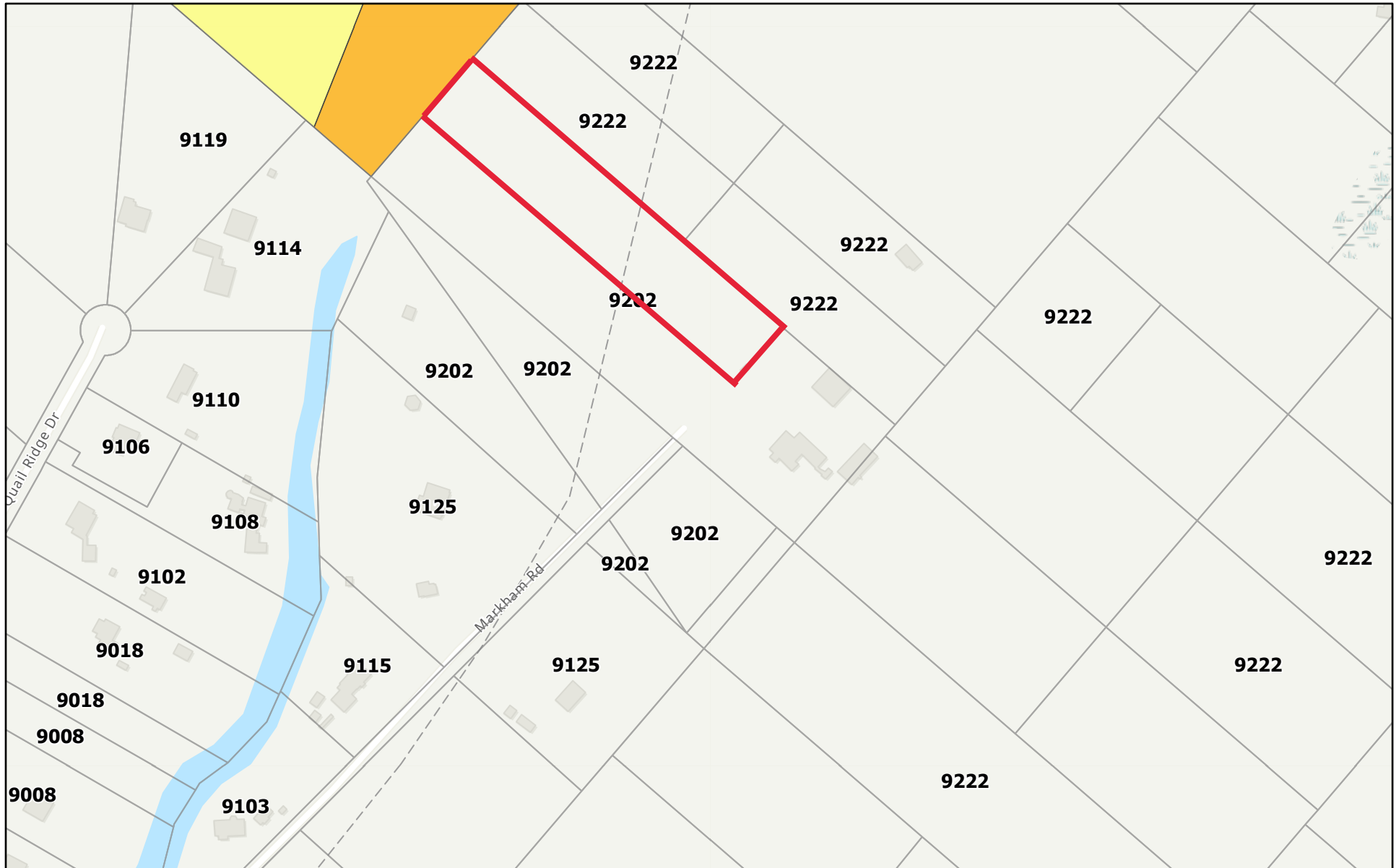


Esri Community Maps Contributors, City of Alvin, Brazoria County, Texas

City of Manvel

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City of Manvel GIS Map



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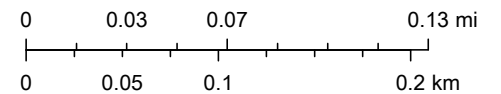
Parcels

Zoning - District

O-SFR - Open Single Family Residential

SDA - Development Agreement Signed

1:4,514



Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife,

City of Manvel

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TML Health Benefits Pool Official Ballot



Board of Trustees – TML Region 14

Term of Office

October 1, 2021 – September 30, 2024

Please vote for one candidate.

☐

Jason E. Reynolds, City Manager, City of Nassau Bay

It would be an honor to continue serving Region 14 on the TML Health Board. Over the past three years, TML Health has made great strides to better serve its members and facilitating healthcare that members expect. As for me, I currently serve as the City Manager for the City of Nassau Bay and have been blessed to be part of this region for six years. Serving others is part of who I am, as my resume is solely focused on public service and assisting non-profit organizations. I am a true advocate for the region and believe all employees should have access to reasonable healthcare. I will work to ensure practical coverage is available and strategic goals are met. There is a great camaraderie on the board and we will work together to meet your expectations. I take great pride in working to better our wellness in the region and feel I can contribute a lot to our region and TML Health. Outside of TML Health, I have been active in TCMA for nine years; serve on the Public Policy Task Force and the Professional Development Committee. I also assist on a local veteran support board and recently as the TCMA Reg VI President.

☐

Mike Barrow, City Manager, City of Weimer

I appreciate my nomination to the TML Health Benefits Pool Board of Trustees and the opportunity to represent Region 14 and serving member cities and their employees. Continuing to provide the quality health care coverage to our members is important, while we continue to find ways to improve services, provide options, and keep costs manageable. In order to gain inside knowledge of insurance underwriters and types of insurance policies, I have held licenses for the sales of life and health insurance, as well as, property and casualty insurance. My past insurance experience and my experiences as City Manager, will assist me in listening to the issues of our members and be a contributing member of our board. I would greatly appreciate your support for my serving you as a TML Health Benefits Pool Board of Trustees member.

☐

Paula Favors, City Secretary, City of Wharton

Paula Favors began her career with the City of Wharton in 2006. She is the Assistant City Manager/City Secretary /Human Resource Director, overseeing Municipal Court and the IT Department as well. Mrs. Favors is a strong employee advocate and is committed to being a strategic partner in municipal management. She is a member of the Texas City Manager's Association (TCMA), Texas Municipal Clerks Association (TMCA), International Institute of Municipal Clerks (IIMC), Society of Human Resource Management (SHRM) as well as several other professional organizations. She is a former President of the Municipal Clerk Association Salt Grass Chapter as well as serving on all positions of the Board. She is an Advanced Public Information Officer, a Certified Texas Municipal Clerk and a Certified Public Manager.

☐

Write-In Name of Otherwise Duly Qualified Elected/Appointed Official

Please complete certification of ballot and sign on the next page.

MEMORANDUM



DATE: August 17, 2021
TO: TML Health Benefits Pool Members – Region 14
FROM: Leah Simon, Board Secretary and General Counsel
RE: Official Ballots for 2021 Board of Trustee Election

Enclosed is your ballot for the 2021 Board of Trustees election for the position for your region for the term of office beginning on October 1, 2021 through September 30, 2024.

All qualified persons' names appear on the ballot. Write-in candidates otherwise duly qualified are eligible for election. Qualified individuals must either be an employee or elected official of an incorporated city within the state of Texas, which is a Member of the Pool at the time of their election. A qualified municipal "employee" must: 1) hold a position of Department Head or higher; 2) work at least 20 hours per week for an incorporated city; 3) be paid by the incorporated city with incorporated city funds; and 4) be hired and fired only by another incorporated city official or by the incorporated city's governing body.

Please see that approval of the ballot is placed on the agenda for consideration at the next meeting of your governing body. Ballots must:

- ☐ **certify** that the vote was taken at an official meeting of the governing body;
- ☐ be received no later than 5:00 p.m. (CST) on September 27, 2021 at TML Health Benefits Pool, 1821 Rutherford Lane, Suite 300, Austin, Texas 78754; and
- ☐ as an option, be submitted to the Board Secretary by mail, by facsimile (512) 719-8349 or electronically to BoardSecretary@tmlhb.org prior to the deadline.

Votes will be counted pursuant to the Trust Agreement which provides that "if more than two (2) candidates are running, the person receiving the largest number of votes shall be elected." TML Health Trustees may not serve as both a voting member of TML Health's Board and as a voting member of the Texas Municipal League or the TML Intergovernmental Risk Pool Board of Trustees.

If you have any questions, please contact me at (512) 719-8349.

Attachments

Grant Writing Policy and Procedure

If an employee, department head, other staff or council member wishes to apply for a grant on behalf of the City, they must first research it, write a short proposal on the merits of the grant, and include specific written answers to each of the following questions:

- Who or what is the funding agency and what is its general purpose in making the grant?
- What is the anticipated amount of that is reasonably likely to be approved if the grant application is successful?
- What information is needed to complete the grant application?
- In what specific ways does this grant align with the City's strategic plan and goals?
- If the grant involves funding a program that will be ongoing in the future, how does the grant address sustainability of funding?
- Does the grant require matching funds from the City? How much and what are the terms?
- What are the reporting requirements and other paperwork burdens of the grant?
- Does the grant include funding that would cover the cost of administrative requirements incurred as a result of the grant?

The proposal is then submitted to the City Manager or designee. The City Manager or designee will send the proposal back if there are any unanswered questions.

When the proposal is complete to the satisfaction of the City Manager or designee, the grant proposal will be submitted to the City Council at the next regular or special meeting, with the City Manager's recommendation either for or against proceeding with the application.

The City Council will consider the proposal and either authorize the grant application or deny authorization.

If the City Council authorizes the grant, the grant writer will proceed to write the grant application.

The final version of the authorized grant application must be presented to the City Council for final approval before the application is submitted to the funding agency or foundation.

The City's Director of Finance is responsible for keeping a copy (either printed or electronic) of each grant application submitted by the District, and other records related to each grant (when written, contact information, why denied, etc.).

All proceeds of grants will be routed to the Director of Finance for deposit and recording in the appropriate City fund.

Unless another staff member is appointed by the City Manager, the Director of Finance will be responsible for compliance monitoring, reporting, and grant contract administration.

Grant Writing Policy and Procedure

If an employee, department head, other staff or council member wishes to apply for a grant on behalf of the City, or if an opportunity is presented, they must first research it, write a short proposal on the merits of the grant, and include specific written answers to each of the following questions:

- Who or what is the funding agency and what is its general purpose in making the grant?
- What is the anticipated amount that is reasonably likely to be approved if the grant application is successful?
- What information is needed to complete the grant application?
- In what specific ways does this grant align with the City's strategic plan and goals?
- If the grant involves funding a program that will be ongoing in the future, how does the grant address sustainability of funding?
- Does the grant require matching funds from the City? How much and what are the terms?
- What are the reporting requirements and other paperwork burdens of the grant?
- Does the grant include funding that would cover the cost of administrative requirements incurred as a result of the grant?

The proposal is then submitted to the City Manager or designee. The City Manager or designee will send the proposal back if there are any unanswered questions.

When the proposal is complete to the satisfaction of the City Manager or designee, the grant proposal will be submitted to the City Council at the next regular or special meeting, with the City Manager's recommendation either for or against proceeding with the application.

The City Council will consider the proposal and either authorize the grant application or deny authorization.

If the City Council authorizes the grant, the grant writer will proceed to write the grant application.

The final version of the authorized grant application must be presented to the City Council for final approval before the application is submitted to the funding agency or foundation.

If an opportunity is presented to the City Staff for a funding opportunity, this opportunity must be informally presented to City Council before a decision is made to continue with the formal process for the written answers.

The City's Director of Finance is responsible for keeping a copy (either printed or electronic) of each grant application submitted by the District, and other records related to each grant (when written, contact information, why denied, etc.).

All proceeds of grants will be routed to the Director of Finance for deposit and recording in the appropriate City fund.

Unless another staff member is appointed by the City Manager, the Director of Finance will be responsible for compliance monitoring, reporting, and grant contract administration.

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

MINUTES 8-16-2021

Workshop Session

Mayor Davison called the workshop of the Manvel City Council to order at 5:30 p.m. Those in attendance were:

Present: Mayor Debra Davison City Council Member Place 1 Larry Akery City Council Member Place 3 Niccole Tyson City Council Member Place 5 Jason Albert City Council Member Place 6 Jerome Hudson

Absent: City Council Member Place 2 Lorraine Hehn City Council Member Place 4 Dan Davis

Also Present: City Manager, Kyle Jung
Asst. City Manager, Dan Johnson
City Secretary, Tammy Bell
Police Chief, Keith Traylor
Finance Director, Chris Thomas
Director of Development Services, Jessica Rodriguez

Mayor Davison recessed the workshop of the Manvel City Council at 5:38 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:

Discuss economic development incentives on the Sowell Property

City Council will convene into Executive Session pursuant to Texas Government Code, Section

551.071 - "Consultation with Attorney" to discuss the following:

Discuss demand letter from Meridiana

MANVEL CITY COUNCIL MEETING August 16, 2021

Mayor Davison reconvened the workshop of the Manvel City Council at 6:24 p.m.

There was no action taken during executive session.

Discussion / Update on the Sowell Property

Council Member Albert asked if logistics allowed, would they be willing to open Charlotte sooner?

Russ Bynam - Yes. We just don't want that to become a dead end road.

Discussion on the Fiscal Year 2021-2022 Proposed Budget

Kyle Jung - New numbers were received from the tax assessor collector. Using the new numbers, the new revenue tax rate is now .562856. The voter approval rate with the unused increment is .578801. \$200,000 more than no new. The de minimis rate is .589135. \$500,000 more than no new. The preliminary tax rate is not the tax rate.

Staff recommends the preliminary rate be set at the voter approval rate. This is the upper tax rate that the city council could adopt.

In the proposed budget, the two areas that are being focused on are personnel and capital projects.

This evening, council will be having a presentation on impact fees. There will be capital projects listed in this presentation.

The city was allocated 2.8 million dollars from the American Rescue Plan. The first half of these funds should be submitted to the city within the month. The recommendation is to use these funds for the elevated water tower. Department budgets are broken down within the general fund. There are significant increases in the salary line items.

The Police Department Budget includes funding for 8 officers, 2 dispatchers, 1 records clerk. The patrol officer positions have been phased in. Four are budgeted for a full year and four for half a year.

There is an item on the agenda this evening for the funding of additional vehicles.

Looking for a way to provide for Police Officers Career Development. Looking at creating a Police Officer 1, Police Officer 2, Police Officer 3, and the same for the Sergeants. Discussing the process of what is required for each position. Discussions would need to take place on pay increases as the staff moves up through the ranks. Nothing is finalized, just discussion at this time.

Jason Albert - appreciates that the police are phasing in 4 officers at a time, but feels like the 8 positions should be budgeted for the full year.

Pay scale and incentives are the right way to go. Will this be done in the current budget? Kyle Jung - breaking out the ranks can be accomplished now.

Mayor - The pay ranks and ranges will need to be further discussed in a workshop. There are many different avenues where this could go and it needs to be discussed in further detail.

Mayor Davison adjourned the workshop at 7:06 p.m.

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 7:14 p.m. Those in attendance were:

Present: Mayor Debra Davison City Council Member Place 1 Larry Akery City Council Member Place 3 Niccole Tyson City Council Member Place 5 Jason Albert City Council Member Place 6 Jerome Hudson

MANVEL CITY COUNCIL MEETING August 16, 2021

Absent: City Council Member Place 2 Lorraine Hehn City Council Member Place 4 Dan Davis

Also Present: City Manager, Kyle Jung
Asst. City Manager, Dan Johnson
City Secretary, Tammy Bell
Police Chief, Keith Traylor
Finance Director, Chris Thomas
Director of Development Services, Jessica Rodriguez

Inspirational Reading - Council Member

Akery 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

Clayton Kriewaldt, here to represent the officers that are part of the Manvel Police Association. Presented a packet with a recommendation for pay steps. Would like to address the current pay scale. He has talked to all the officers in the MPA, has issues with evaluations being considered as part of the pay scale and feeling like an officer can be held back if the supervisor does not like someone. Feels like a pay scale does not recognize new staff. We have nothing to encourage staff to stay long-term. The city needs to be willing to invest in officers looking for a career, not just a job. Now is a time to implement the pay scale proposed by the MPA. If the city waits until next year to implement this, we will be way behind the curve.

Christy Simmons - Concerns with drainage on Mississippi. The water flow is flooding her property. The drainage is currently blocked and not flowing the way it should. Does not have a point of contact should her yard start flooding. In the past, the city has put a pump to pump the water from her side of the road to the other side.

Public Hearing

THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 1.114 ACRES OF LAND BOUNDED BY ROGERS ROAD (NORTH), LOUDEN LANE (WEST), WILSON ROAD (EAST), AND THE BURLINGTON NORTHERN SANTA FE RAILROAD (SOUTH), MANVEL, TEXAS FROM LIGHT COMMERCIAL (LC) DISTRICT TO SINGLE FAMILY RESIDENTIAL (SFR) 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.

Mayor Davison opened the public hearing
at 7:23 p.m. 1st call - no comments
2nd call - no
comments 3rd
call - no
comments
Mayor Davison closed the public hearing at 7:24 p.m.

City Manager Update

Update on current events and city issues.

1. Status update on Cameron Recycling

MANVEL CITY COUNCIL MEETING August 16, 2021

Staff had a meeting with two of the residents on Mississippi and representatives from Camerons. Mr. Black is going to come back with a plan to address 1) noise and 2) expansion of the business. Also discussed the smoke that the torch cutting is producing. Several things that can be addressed by the TCEQ. Several reports given to TCEQ. Another meeting is scheduled for next week.

2. Update by Event Task Force Chairman, Valorie Early - Upcoming Hero Fest 2021

Valorie Early - The Events Board started planning the event just three weeks ago. The board has received a lot of community outreach. The Shriners will be attending providing clowns and face painting. Local ROTC kids will come and present colors before the national anthem. DJ. Manvel Police Association will do fingerprinting, Boy Scouts will be doing a flag retiring ceremony, just to name a few, and there is a lot more being planned. The council has been provided a packet with further details.

Still need volunteers, hand sanitizing stations, chips and condiments.
Covid update by Kyle Jung.

Census update by the City Manager. Brazoria County has gone up about 60,000 people from the 2010 census to 2020. Manvel numbers appear to be around 15,000 in the City Limits.

Regular Agenda

1. Consideration and possible action on a record vote setting the Preliminary Tax Rate for 2021 and scheduling the Public Hearing on Sept 20, 2021 at 7:00 p.m. at Manvel City Hall, 20031 Hwy 6, Manvel Tx.

Mayor Davison made the motion to propose a tax rate for 2021 of \$0.578801/per 100 of value to be placed on a future agenda for adoption. A public hearing will be held on Monday, September 20, 2021 at Manvel City Hall, 20031 Hwy 6, Manvel Tx. The motion was seconded by Council Member Albert.

A roll call vote was taken as follows;

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 2 Lorraine Hehn

City Council Member Place 4 Dan Davis (teleconferenced in) Abstained None

2. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-18;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHTS-OF-WAY (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); SUCH TRACTS BEING SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY SECTION 73 AND SECTION 64, DR. A.A. LUTHER SUBDIVISION OF MANVEL, BRAZORIA COUNTY TEXAS, THE MARY V. O'DONNELL SURVEY, DIVISION "O" OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; 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

MANVEL CITY COUNCIL MEETING August 16, 2021

HEREOF. (Item tabled on 8/2/2021)

Council Member Hudson made the motion to approve. Council Member Albert seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

3. Consideration and possible action to approve Resolution 2021-R-16;

A RESOLUTION GRANTING CONSENT TO THE CREATION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 WITHIN THE CITY LIMITS OF THE CITY OF MANVEL, TEXAS, SUBJECT TO CONDITIONS. (Tabled on 8-2-2021)

Council Member Albert made the motion to approve. Council Member Hudson seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

4. Consideration and possible action to approve Resolution 2021-R-17;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, APPROVING THE FIRST AMENDMENT TO THE INTERLOCAL AND DEVELOPMENT FINANCING AGREEMENT BETWEEN THE CITY AND FOUR FORTY-THREE, LTD., FOUR FORTY- THREE ANNEX NO. 1, LTD., 102929 BRAZORIA, INC., SOWELL FAMILY TRUST, WESTBANK BAYOU, L.P., AND EASTBANK BAYOU, L.P.; APPROVING ASSIGNMENT OF THE AGREEMENT TO HILLWOOD ENTERPRISES, L.P.; APPROVING A JOINDER AGREEMENT WITH BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE AGREEMENTS. (Item tabled on 8/2/2021)

Council Member Hudson made the motion to approve. Council Member Albert seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

5. Consideration and possible action to approve Resolution 2021-R-18;

APPROVING AN INTERLOCAL AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANVEL AND BRAZORIA COUNTY MUNICIPAL UTILITY

MANVEL CITY COUNCIL MEETING August 16, 2021

DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT. (Item tabled on 8/2/2021)

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

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson
No: None
Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)
Abstained: None

6. Consideration and possible action to fill the vacancy on the Events Board.

Council Member Albert made the motion to appoint Garrett Knox to the Events Board. Council Member Hudson seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson
No: None
Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)
Abstained: None

7. Consideration and possible action to receive the update to the Land Use Assumptions, Capital Improvements Plan and Impact Fees and accept written comments from the Advisory Committee Meeting dated 8/9/2021.

Presentation was provided by Richard Weatherly with Freese and Nichols.

Moving forward after tonight, there will be a Public Hearing, then the Ordinance will be submitted for review and possible adoption.

Update

The Capital Improvements Advisory Committee, by way of unanimous vote on August 9, 2021, recommended that City Council adopt the maximum impact fees allowable, in order to minimize the burden on existing utility rate payers and taxpayers in the City of Manvel. In short, we believe that the development should pay for the water and sewer impacts that arise as a result of their development.

8. Consideration and possible action to schedule a public hearing on September 20, 2021 to hear comments on the proposed update to the Land Use Assumptions, Capital Improvements Plan and Impact Fees.

Council Member Albert made the motion to approve agenda item #7, and #8. Council Member Hudson seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson
No: None
Absent: City Council Member Place 2 Lorraine Hehn

MANVEL CITY COUNCIL MEETING August 16, 2021

City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

9. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-21; 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 1.114 ACRES LOCATED ON ROGERS ROAD, LOUDEN LANE, AND WILSON ROAD, GENERALLY BOUNDED BY THE BURLINGTON NORTHERN SANTA FE RAILROAD (SOUTH), SITUATED IN THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS; AND A RESIDUE OF LOTS 9 AND 10 AND ALL OF LOT 11 OF THE SUNSET GARDENS SUBDIVISION, AS PER PLAT RECORDED UNDER VOLUME 13, PAGE 47 OF THE BRAZORIA COUNTY PLAT RECORDS, BRAZORIA COUNTY, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO SINGLE FAMILY RESIDENTIAL DISTRICT (SFR); PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. (Recommendation by PD&Z failed with a vote 1-5. Dorothy Wynne abstained)

The owner, GR-M1, Ltd., is requesting a rezoning to SFR District in order to construct a modular home. A modular home is needed to establish a new resident in Brazoria County Municipal Utility District (BCMUD) No. 57. The BC MUD No. 57 Board of Directors will be able to hold an election once the residence is established. The applicant has indicated there are no definitive plans to continue further development of this property and the modular home will be used for a minimum of three months. The Planning, Development and Zoning Commission held a public hearing on August 9, 2021. There was one speaker during the public hearing. The speaker was interested in further information about the request. He did not state whether he was in favor or against the petition. The Commission mostly discussed alternate locations for the modular home. The applicant told the Commission there was no 'back up' plan if this location did not work. The applicant indicated some blame on the development timing was due to the 2008 financial recession. Staff restated their recommendation to the Commission given that the request does not meet the 2015 Comprehensive Plan and does not conform to the surrounding property. Rezoning the property to SFR on a 'temporary' basis would be arbitrary and capricious. City staff does not recommend rezoning the property to SFR since it is not compatible with the 2015 Comprehensive Plan or the surrounding non-residentially zoned or used properties.

Council Member Albert asked why this couldn't be accomplished as an SUP. Kyle asked what the election would be for?

Mayor Davison made the motion to approve. Council Member Hudson seconded the motion.

The motion FAILED with a vote:

Vote: 0/5

Yes: None

No: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Nicole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

10. Consideration and possible action to approve 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

MANVEL CITY COUNCIL MEETING August 16, 2021

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. (Favorable recommendation by PD&Z failed 0-6. Dorothy Wynne abstained)

Lift station not identified as institutional land use on most recently adopted gdp #17

Council Member Tyson made the motion to approve. Council Member Hudson seconded the motion.
The motion FAILED with a vote:

Vote: 0/5

Yes: None

No: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

11. Consideration and possible action to approve a Final Plat for Meridiana Detention Reserve T Phase 1;

BEING A SUBDIVISION OF 14.11 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Favorable recommendation by PDZ passed 6-0. Dorothy Wynne abstained)

Council Member Albert made the motion to approve a 30-day extension as recommended by the Director of Development Services. Council Member Hudson seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

12. Consideration and possible action to approve the Meridiana Recreation Center Plan located at 5225 Meridiana Parkway per Meridiana Special Financing Agreement (SFA).

Council Member Tyson made the motion to approve. Council Member Hudson seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

13. Consideration and possible action to approve a Subdivision Variance to Chapter 62, Section 62-111, *Additional Street Requirements* for 3.000 acres of property located on Markham Road, generally bounded by Belcher Road (north), Mustang Bayou Road (south), Ridge Road (east), and Quail Ridge Drive (west) and authorize the Mayor to execute a Development Agreement.

Jessica Rodriguez, Director of Development Services explained the request and the issues existing with the road and access.

The 3.000-acre property is located Markham Road in the City's Extraterritorial Jurisdiction (ETJ). The property is owned by Timothy and Johanna Mikolajchak. Markham Road is a private, asphalt road with an approximate 10- foot-wide paving surface. The road is fenced approximately 2,200 feet (0.40 miles) from its intersection with Mustang Bayou Road. According to property records, Markham Road is fenced where it enters Mr. Gary Markham's property. The 3.000-acre tract is located approximately 550-feet from the fence on Markham Road.

Markham Road is identified on the City's Master Thoroughfare Plan as a 120-foot-wide parkway and the Brazoria County Thoroughfare Plan as a major thoroughfare. Aerial imagery illustrates the asphalt surface ends at or about the property line for the 3.000-acre tract. The aerial imagery also illustrates that a crushed concrete driveway picks up where the asphalt road ends. The crushed concrete driveway runs the length of the front property line for the 3.000-acre tract. According to the survey, a 30-foot-wide right-of-way access easement provides a portion of the access to the 3.000-acre tract. The 30-foot-wide right-of-way access easement will need to be extended to the 3.000-acre tract to provide any access, since the survey states "extension of R.O.W. esmt. to be dedicated". The property owners would like to construct a home on the 3.000-acre tract of land. The application filed indicates the property owner is requesting a variance to Section 62-111 of the subdivision ordinance. This section requires one- half of perimeter roads to be constructed to concrete curb and gutter. Since Markham Road is identified on the City and County Thoroughfare Plan, a dedication of a 60-foot-wide right-of-way will be required.

The 3.000-acre site has multiple access issues that include:

1. The property is partially accessed by easement. The subdivision ordinance requires a private road to roadway standards or dedication of public right-of-way;
2. A recorded easement will be required to continue access to the right-of-way dedication;
3. A Knox Box will be required for the fence since it prohibits access to the 3.000-acre tract. The property owner, Mr. Gary Markham, will need to provide a written agreement to the Knox Box for emergency and property owner access;
4. Markham Road's paving width is 10feet, which does not provide proper paving width for emergency personnel; and
5. The subdivision ordinance requires a concrete curb and gutter surface to be constructed and through the front property line (150-feet), however, the existing surface is crushed concrete. At minimum, City Council can consider an asphalt surface widened to 13feet ($\frac{1}{2}$ of a 26-foot-wide road required for full paving width) with a turnaround for emergency personnel.

The staff does not recommend approval.

Mayor - Were they willing to give an easement? Was there some reluctance?

Jessica - only spoke with surveyors. Expressed the importance of a dedicated ROW because of the future plans for the roadway. Secondly, asphalt surface to property for emergency personnel.

Homeowner - Stated that the fire department has been to the property previously and had no issues.

The property owner addressed the council. Trying to subdivide the property, unable to speak to Jessica, sent emails, and called several times. The first correspondence was on Friday when he received an email from Jessica.

Mayor suggested that the property owners and Jessica set up a meeting to discuss options.

Mayor Davison made the motion to table. Council Member Albert seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member

MANVEL CITY COUNCIL MEETING August 16, 2021

Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

14. Consideration and possible action to approve on first reading, Ordinance 2021-O-25;

AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE GENERAL FUND BUDGET TO ACCOUNT FOR THE PURCHASE OF POLICE VEHICLES. 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.

Chris Thomas, Finance Director - Uncertainty if vehicles will arrive before the end of the fiscal year, so amending the budget as a precautionary measure in case they come in before October 1.

Council Member Albert made the motion to approve. Mayor Davison seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Nicole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

15. Consideration and possible action to approve Resolution 2021-R-19;

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE HURRICANE HARVEY - INFRASTRUCTURE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM (CDBG DR) - CONTRACT NUMBER 20-065-130- C441 FROM THE TEXAS GENERAL LAND OFFICE (GLO).

16. Consideration and possible action to approve Resolution 2021-R-20;

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING THE REQUIRED POLICIES PERTAINING TO THE HURRICANE HARVEY INFRASTRUCTURE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM (CDBG-DR) CONTRACT NUMBER 20-065-130-C441 FROM THE TEXAS GENERAL LAND OFFICE (GLO).

Kyle Jung - This is a resolution to approve the GLO grant funding of \$322,000 for a SCADA system and two generators for Community Services.

Council Member Albert made the motion to approve agenda item #15, and #16. Council Member Hudson seconded the motion.

The motion FAILED with a vote:

Vote: 1/4

Yes: City Council Member Place 5 Jason Albert

MANVEL CITY COUNCIL MEETING August 16, 2021

No: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 6 Jerome Hudson
Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)
Abstained: None

17. Consideration and possible action to direct staff regarding the need for city staff positions and open staff positions. (Requested by Council Member Davis).

No action.

If the Director of Fire Services is funded, there is a good candidate that Kyle feels would be a good fit. Code Enforcement, Fire Marshal and Deputy Fire Marshal positions are advertised.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve a 30-day plat extension to City Council, 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 by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)
3. Approve a 30-day plat extension to City Council, 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 by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)
4. Approve a 30-day plat extension to City Council, Final Plat for Meridiana Pursley Boulevard Phase 5;
BEING A SUBDIVISION OF 0.5360 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)
5. Approve a Preliminary Plat for Meridiana Section 33B;
BEING A SUBDIVISION OF 10.12 ACRES OUT OF THE OLIVER HALL SURVEY A-203, ALSO BEING A PARTIAL REPLAT OF LOTS 1 AND 2, BLOCK 1, OF LULLING STONE SECTION 3, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)
6. Approve a Vacating Plat for Manvel Interim Park Site;
BEING A VACATION OF A SUBDIVISION PLAT OF 20.00 ACRES, KNOWN AS "MINOR PLAT MANVEL INTERIM PARK SITE", RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2011032948, AND BEING OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. CO. SURVEY,

MANVEL CITY COUNCIL MEETING August 16, 2021

SECTION 61, ABSTRACT 282 IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)

Council Member Hudson made the motion to approve. Council Member Tyson seconded the motion.
The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson
No: None
Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)
Abstained: None

Adjourn

Council Member Albert made the motion to adjourn at 8:44 p.m. Council Member Hudson seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson
No: None
Absent: City Council Member Place 2 Lorraine Hehn
City Council Member Place 4 Dan Davis (teleconferenced in)
Abstained: None

CERTIFICATION

DEBRA DAVISON,
MAYOR
CITY OF MANVEL, TEXAS

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 ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: August 23, 2021 PDZ & September 7, 2021 City Council

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD 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: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to recommend approval to City Council, 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.

Plats:

Preliminary _____

Final x

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.08.16 14:51:46 -05'00'

SIGNATURE

August 16, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Pursley Boulevard Phase 4 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 23, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On June 14, 2021, the Planning, Development and Zoning Commission recommended a 30-day plat extension to the City Council for this final plat. After the Commission meeting, the Developer requested this final plat to be withdrawn. Because State law requires action on a plat in the prescribed 30-day period, City Council did not approve this plat at their June 21, 2021, meeting. This final plat has been resubmitted on the July 12, 2021, plat submittal date for consideration. The Developer has requested a 30-day plat extension on their July 12th submittal. The Commission recommended approval of a 30-day plat extension on August 9, 2021. The City Council approved the 30-day plat extension on August 16, 2021.

Staff Recommendation

Staff recommends approval of Meridiana Pursely Boulevard Phase 4 Final Plat.

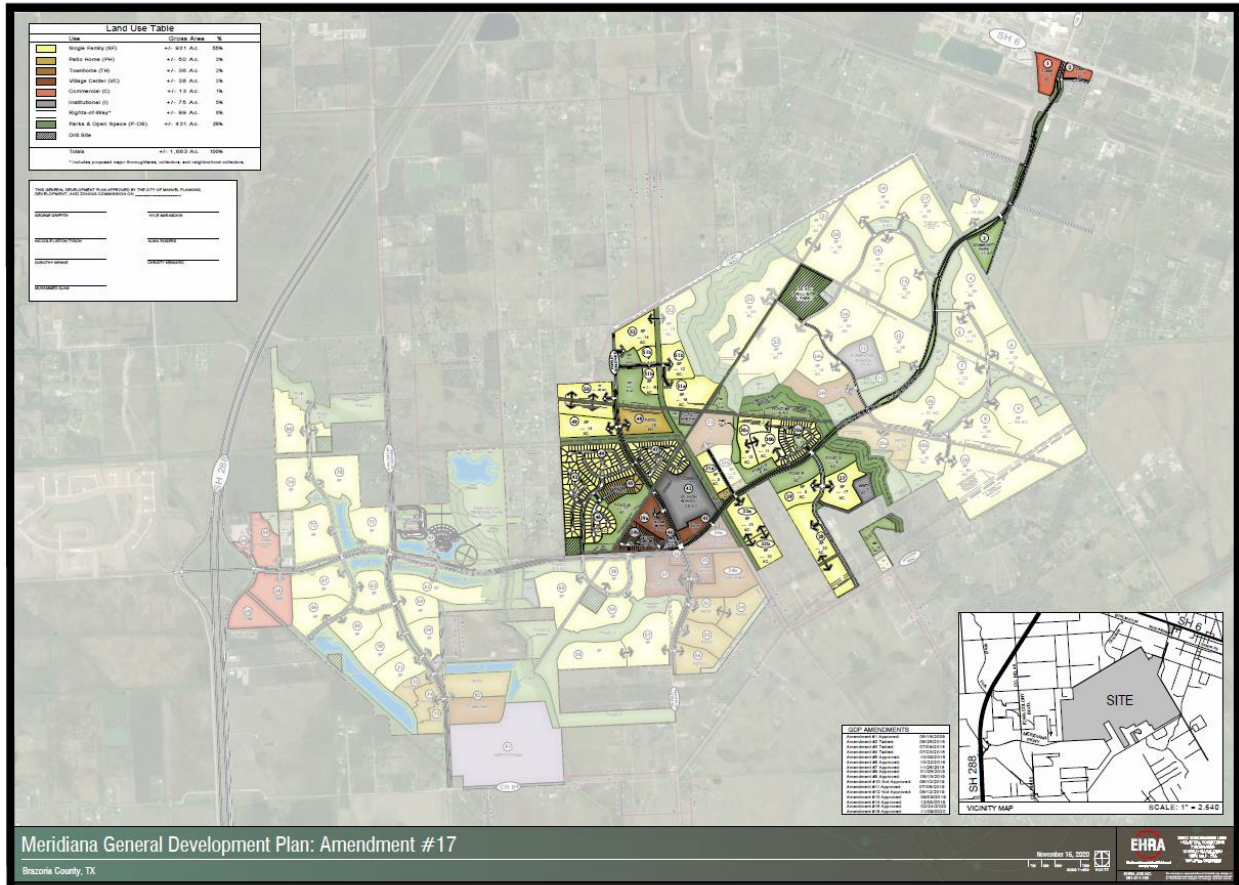
[illegible]



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 17



METES AND BOUNDS DESCRIPTION
MERIDIANA
PURSLEY BOULEVARD PHASE 4
BEING A 1.941 ACRE TRACT OF LAND
SITUATED IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 55, ABSTRACT 286
AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1.941 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 55, ABSTRACT 286 AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179 AND A CALLED 207.892 ACRE TRACT CONVEYED TO GR-M1, LTD. AS DESCRIBED UNDER B.C.C.F. NO. 2006037042; SAID 1.941 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, A-282, same being the northwest corner of the called 884.331 acre tract recorded under B.C.C.F. NO. 2006035182 and the northeast corner of said 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said 884.331 acre tract and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, A-282, for a distance of 837.46 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 471.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left and the northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 36°52'12", an arc length of 16.09 feet, and a chord bearing of South 15°22'42" West, for a distance of 15.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

2) THENCE, South 03°03'24" East, for a distance of 834.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, North 84°36'26" West, for a distance of 121.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 03°03'24" West, for a distance of 559.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the northerly line of said 56.69 acre tract of land;

5) THENCE, North 87°13'12" East, along the northerly line of said 56.69 acre tract for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner from which a 5/8-inch capped iron rod stamped "WILSON" was found N 71°18' W, a distance of 0.3 feet;

6) THENCE, North 03°03'24" West, along the westerly line of said 56.69 acre tract for a distance of 273.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 86°56'36" East, for a distance of 65.00 feet to the POINT OF BEGINNING and containing 1.941 acres of land.

STATE OF TEXAS:

COUNTY OF BRAZORIA:

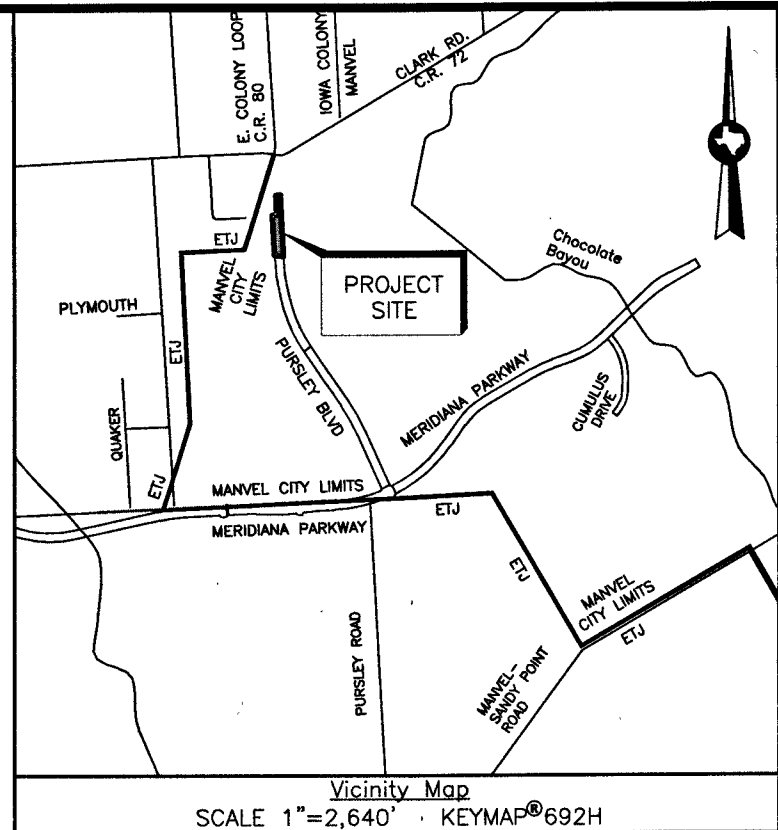
We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Pursley Boulevard Phase 4, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this 2nd day of June, 2021.

OWNER

GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: Matt Lawson
Print Name: Matt Lawson
Title: President

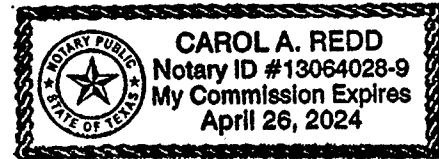


STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of June, 2021.



Carol A. Redd
Notary Public in and for the
State of Texas
My Notary Commission Expires 4-26-2024

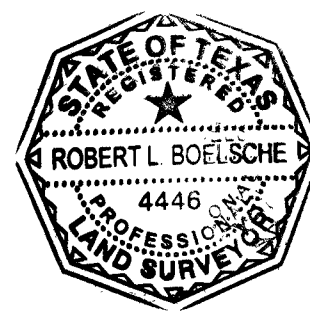
This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA PURSLEY BOULEVARD PHASE 4 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA PURSLEY BOULEVARD PHASE 4 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8-inch diameter iron rod with surveyor's cap.



Robert L. Boelsche
Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., Date
President

Brandon Middleton 7-12-21
Brandon Middleton Date
Secretary/Treasurer

Kerry L. Osburn 7/12/21
Kerry L. Osburn Date
Vice President

Jarrod D. Aden, P.E., C.F.M. 7/12/21
Jarrod D. Aden, P.E., C.F.M. Date
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD #5 REF ID # B20054

FINAL PLAT MERIDIANA PURSLEY BOULEVARD PHASE 4

BEING A SUBDIVISION OF 1941 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.

OWNER

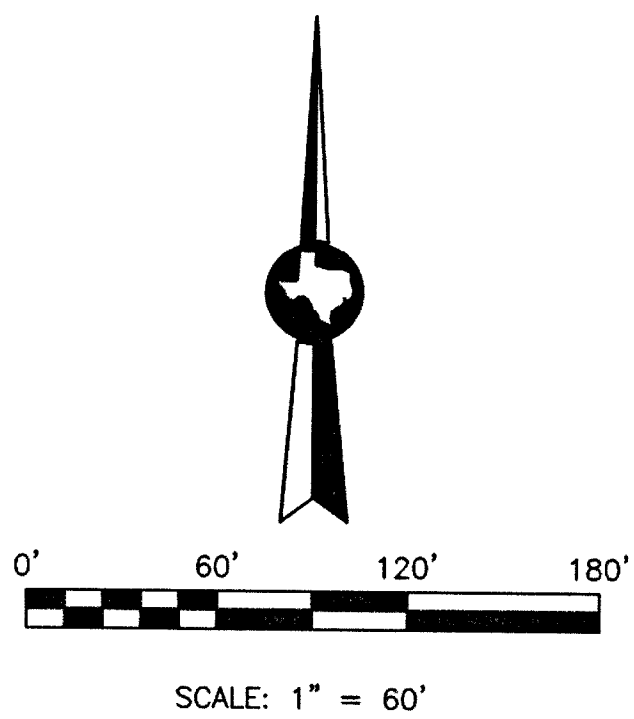
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

AUGUST 13, 2021

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

**BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:**

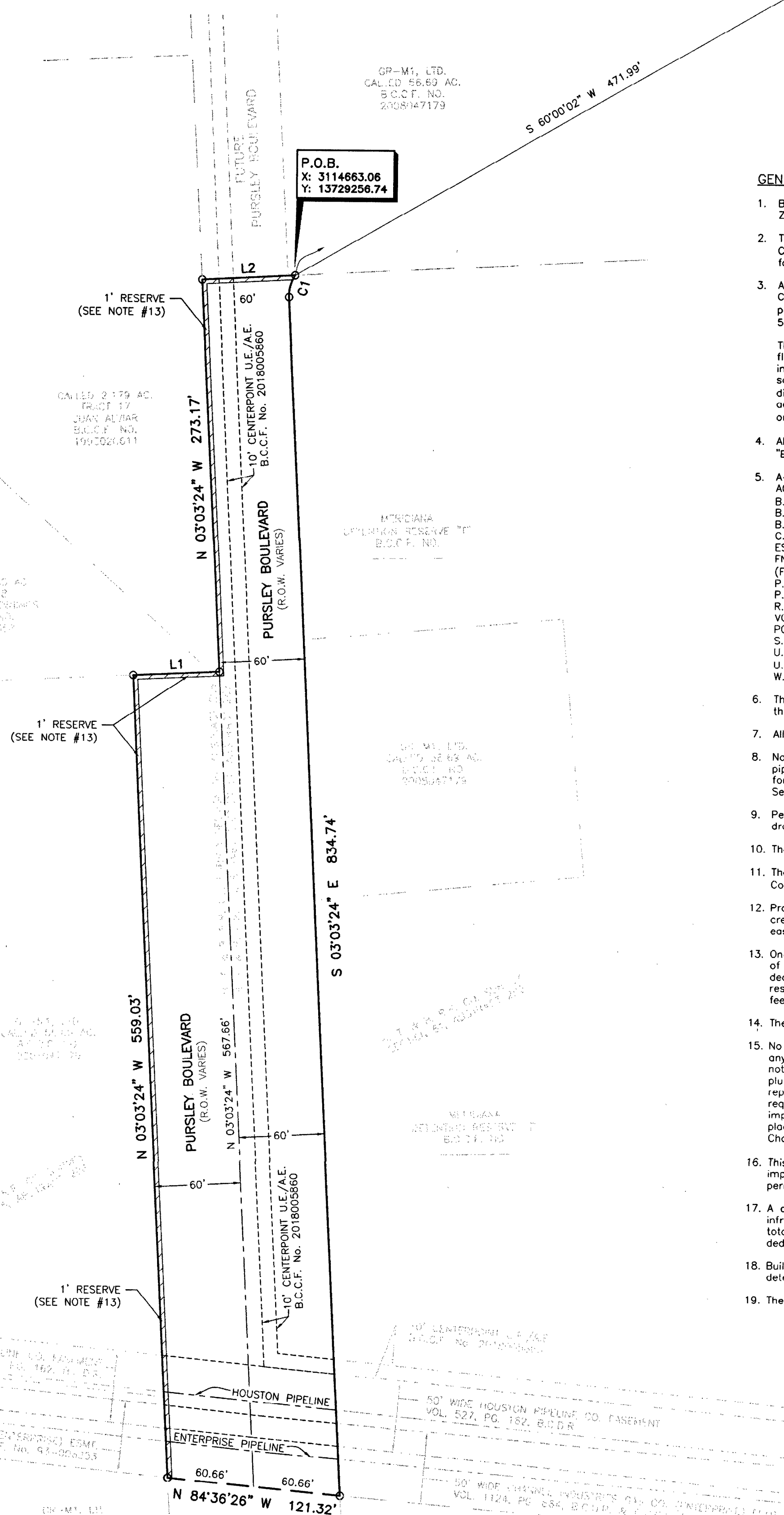
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plot will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plot lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "dedicated" drainage easements are on or cross their property, if so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

BENCHMARK(S):

NOS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°13'12" E	60.00'
L2	N 86°56'36" E	65.00'

CURVE TABLE						
CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	36°52'12"	16.09°	15.22'42"	S 15°22'42" W	15.81'

**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- A- indicates Abstract.
AC indicates Acres.
B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Record.
B.L. indicates Building Line.
C.R. No. indicates County Road Number.
E.S.M.T. indicates Easement.
F.N.D. indicates Found.
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
R.O.W. indicates Right-Of-Way.
VOL. indicates Volume.
PG. indicates Page.
S.S.E. indicates Sanitary Sewer Easement.
U.E. indicates Utility Easement.
U.E./A.E. indicates Utility Easement/Aerial Easement.
W.L.E. indicates Water Line Easement.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
- The boundary for this plat has a closure in excess of 1:15,000.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicant, his heirs, assigns, or successors.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.

FINAL PLAT MERIDIANA PURSLEY BOULEVARD PHASE 4

BEING A SUBDIVISION OF 1941 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.

OWNER

GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

AUGUST 13, 2021

ENGINEER/SURVEYOR

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

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

MUHAMMED 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
TBDPL No. 10092300

ENGINEERING THE FUTURE

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.



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 ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: August 23, 2021 PDZ & September 7, 2021

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD 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: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to recommend approval to City Council, Final
Plat for Meridian Pursley Boulevard Phase 5, being a subdivision of 0.5360 acres
out of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, in the City of Manvel,
in Brazoria County, Texas.

Plats:

Preliminary _____

Final x

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.08.16 15:02:59 -05'00'

SIGNATURE

August 16, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Pursley Boulevard Phase 5 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 23, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On April 12, 2021, the Planning, Development and Zoning Commission recommended approval of the Meridiana Pursley Boulevard Phase 5 Preliminary Plat to City Council. The City Council approved the Meridiana Pursley Boulevard Phase 5 Preliminary Plat on April 19, 2021. The Meridiana Pursley Boulevard Phase 5 Final Plat was submitted on July 12, 2021. The Developer has requested a 30-day plat extension on their July 12th submittal. The Commission recommended approval of a 30-day plat extension on August 9, 2021. The City Council approved the 30-day plat extension on August 16, 2021.

Staff Recommendation

Staff recommends approval of Meridiana Pursely Boulevard Phase 5 Final Plat.



E422

JOB NO. CRI-CI-119

www.dallascounty.org/departmental-services/development-services/land-use-and-planning/development-services/development-services.aspx

PAGE 2 OF 2

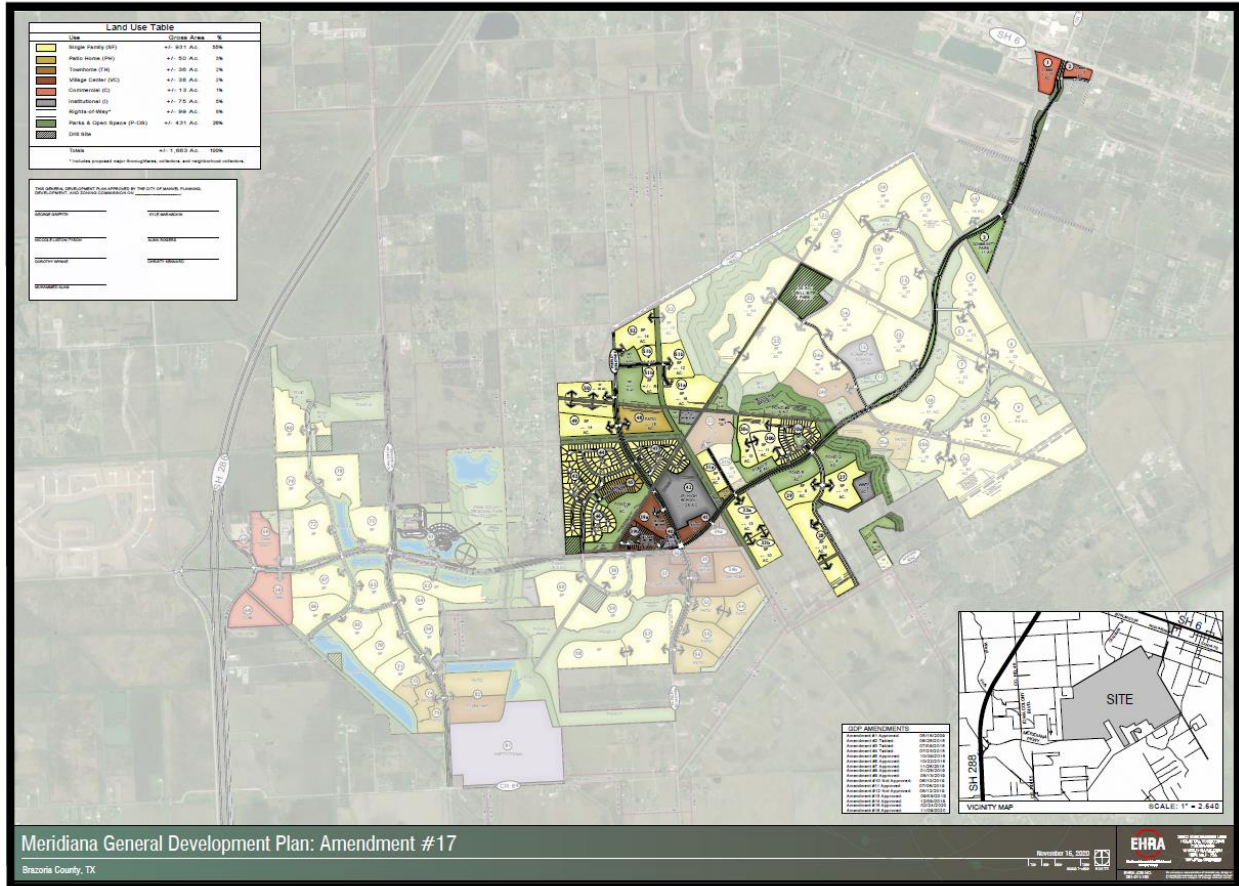
F4221



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 17



E4221

METES AND BOUNDS DESCRIPTION
MERIDIANA
PURSLEY BOULEVARD PHASE 5
BEING 23,346 SQUARE FOOT (0.5360 ACRES) OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 23,346 SQUARE FOOT OR 0.5360 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179; SAID 23,346 SQUARE FOOT OR 0.5360 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, same being the northwest corner of the Manvel Interim Park Site as per plat recorded under B.C.C.F. NO. 2011032948 and the northeast corner of said 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said Manvel Interim Park Site and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, A-282 for a distance of 521.68 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 317.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 03°03'24" East, for a distance of 236.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;

2) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 48°03'24" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 03°03'24" East, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;

4) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 53°07'48", an arc length of 23.18 feet, and a chord bearing of South 60°22'42" West, for a distance of 22.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner of the herein described tract;

5) THENCE, South 86°56'36" West, for a distance of 65.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner of the herein described tract in the westerly line of aforementioned 56.69 acre tract;

6) THENCE, North 03°03'24" West, along the westerly line of said 56.69 acre tract for a distance of 351.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner of the herein described tract;

7) THENCE, North 86°56'36" East, for a distance of 60.00 feet to the POINT OF BEGINNING and containing 23,346 square feet or 0.5360 acres of land.

STATE OF TEXAS:

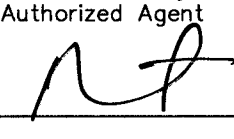
COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Pursley Boulevard Phase 5, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this 11 day of August, 2021.

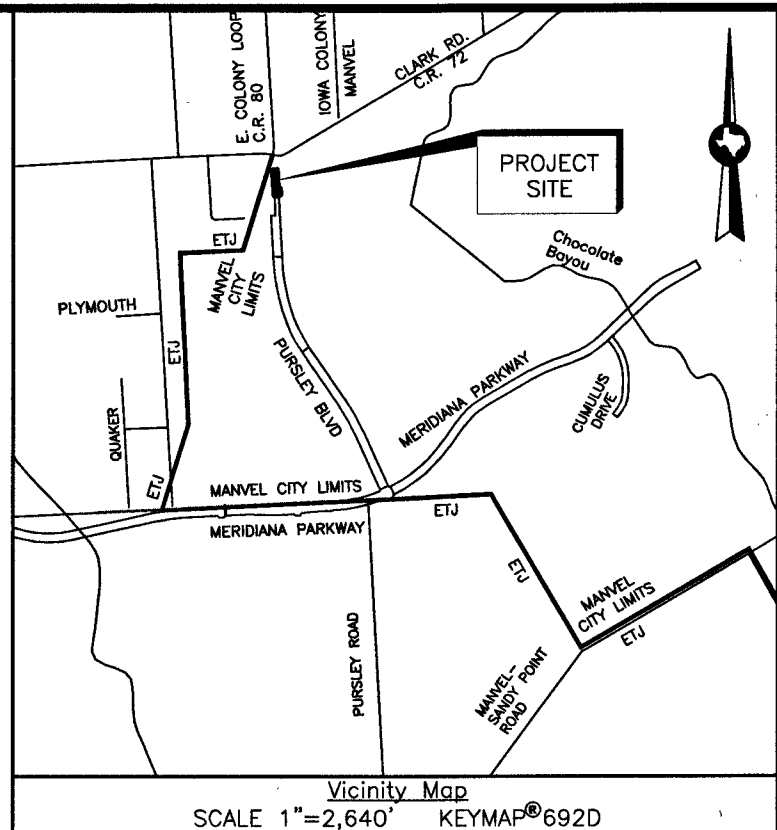
OWNER

GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: 

Print Name: Matt Lawson

Title: President



STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11 day of August, 2021.

Notary Public in and for the
State of Texas
My Notary Commission Expires 8-2-22

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA PURSLEY BOULEVARD PHASE 5 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA PURSLEY BOULEVARD PHASE 5 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of 2021.

City Council

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8-inch diameter iron rod with surveyor's cap.




Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,
President

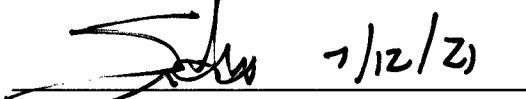
Date


Kerry Osburn
Vice President

Date


Brandon Middleton
Secretary/Treasurer

Date


Jorrod D. Aden, P.E., C.F.M.
District Engineer

Date

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD #5 REF ID # B210013

FINAL PLAT MERIDIANA PURSLEY BOULEVARD PHASE 5

BEING A SUBDIVISION OF 0.5360 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS.

OWNER

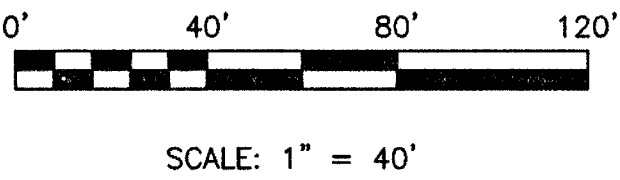
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

AUGUST 13, 2021

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300



SCALE: 1" = 40'

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 03°03'24" E	80.00	
L2	S 86°56'36" W	65.00	
L3	N 86°56'36" E	60.00	

CURVE TABLE							
CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	25.00	90°00'00"	39.27	S 48°03'24" E	35.36		
C2	25.00	53°07'48"	23.18	S 60°22'42" W	22.36		

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
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B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Record.
C.R. No. indicates County Road Number.
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P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
R.O.W. indicates Right-Of-Way.
VOL. indicates Volume.
PG. indicates Page.
U.E./A.E. indicates Utility Easement/Aerial Easement.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
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- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
- The boundary for this plat has a closure in excess of 1:15,000.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
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- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.

JOSUA K. BOYAN &
ENRACUE MEJIA
B.C.C.F. NO. 2011022654

MARYKIA Y. JEFFERSON
R.C.C.F. NO. 2012035143

LOPE FERRER-PALMISTE
B.C.C.F. NO. 2018065660

MERIDIANA
DETENTION RESERVE 7'
GRADE 3.74

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1. Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

**FINAL PLAT
MERIDIANA
PURSLEY BOULEVARD
PHASE 5**

BEING A SUBDIVISION OF 0.5360 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS.

OWNER

GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

AUGUST 13, 2021

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

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
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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
TBDPL No. 10092300

EHRA JOB NO. 081-011-150



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 ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
--------------------------------	--------------------------	--------------	--------------------------	------	-------------------------------------

Date of Request: August 23, 2021 PDZ & September 7, 2021 City Council

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD 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: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council,
Final Plat for Meridian Section 50, being a subdivision of 22.47 acres out of the
H.T. & B.R.R. Co. Survey, Section 55, A-286, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.08.17 09:35:04 -05'00'

SIGNATURE

August 17, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 50 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 23, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Section 50 Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to address comments related to the construction plans.

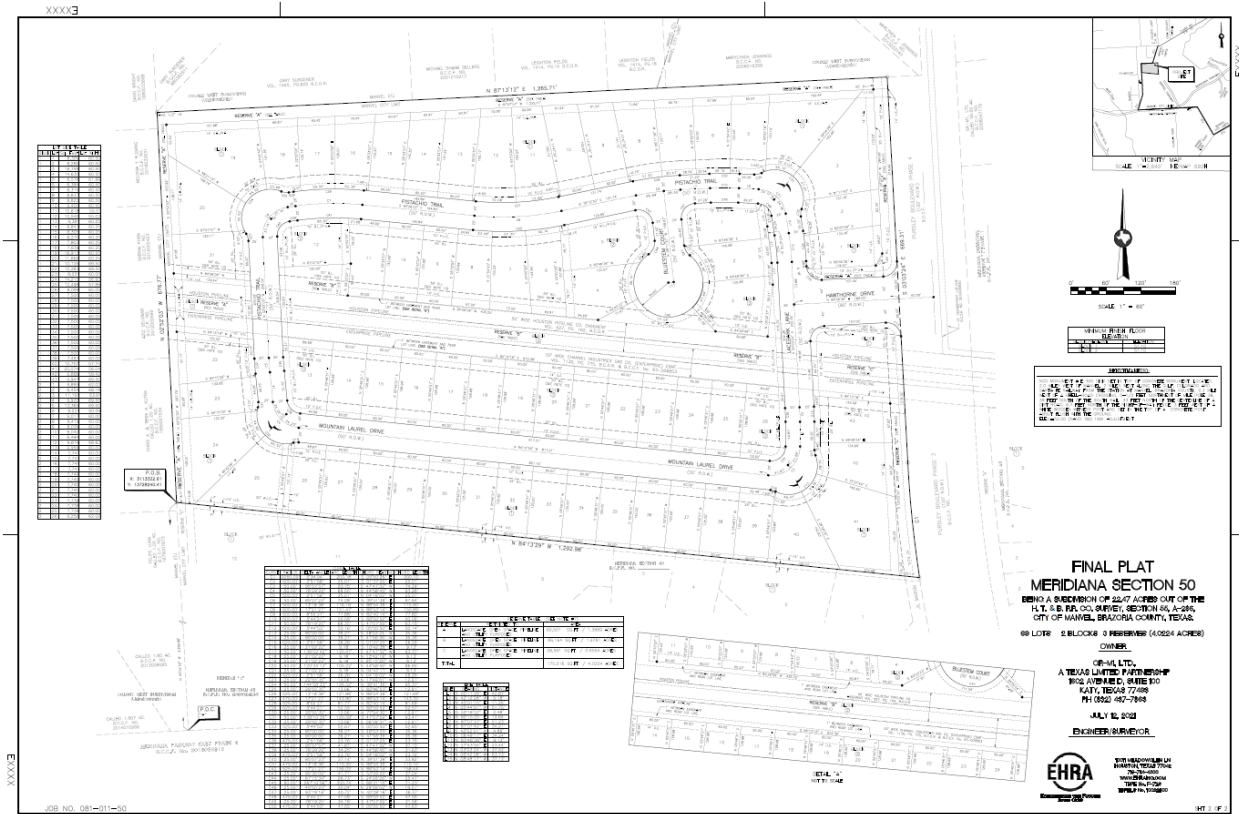
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DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

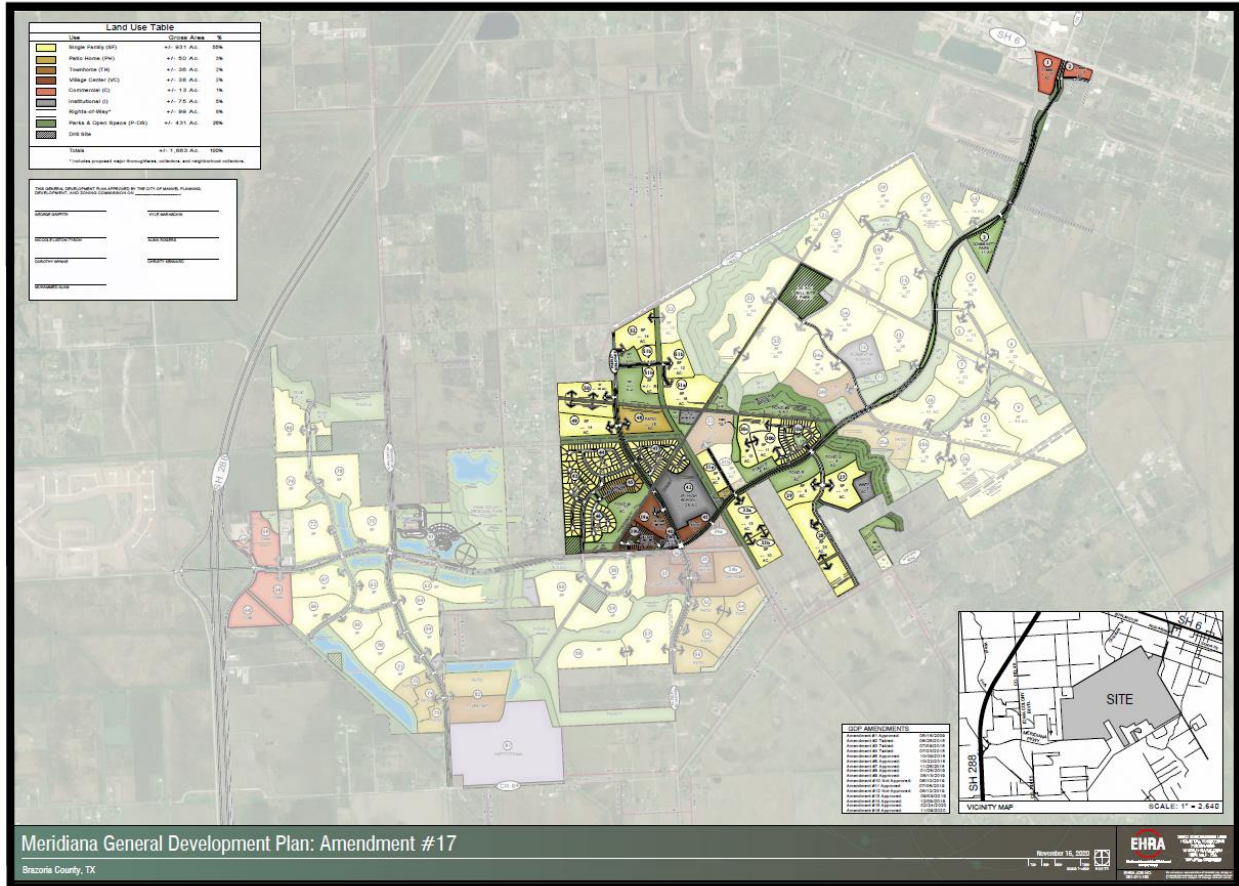




DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 17



XXXX3

LOT SIZE TABLE			
Block	Lot	Sq. Feet	Lot Width
1	1	8,369	60.50
1	2	8,285	60.50
1	3	16,769	60.50
1	4	14,630	60.50
1	5	8,578	61.88
1	6	8,384	60.50
1	7	8,316	60.50
1	8	8,637	60.50
1	9	8,825	60.50
1	10	9,400	60.50
1	11	10,618	55.01
1	12	10,540	55.03
1	13	9,361	60.25
1	14	8,843	60.25
1	15	8,305	60.25
1	16	8,270	60.25
1	17	7,803	60.25
1	18	7,939	60.25
1	19	16,913	60.25
1	20	11,866	60.25
1	21	10,135	69.50
1	22	10,283	69.50
1	23	8,051	60.00
1	24	14,215	58.93
1	25	12,498	57.88
1	26	8,099	65.00
1	27	7,500	60.00
1	28	7,500	60.00
1	29	7,500	60.00
1	30	7,500	60.00
1	31	7,500	60.00
1	32	7,500	60.00
1	33	7,500	60.00
1	34	7,500	60.00
1	35	7,500	60.00
1	36	7,500	60.00
1	37	7,500	60.00
1	38	7,500	60.00
1	39	7,497	60.00
1	40	10,757	57.74
1	41	20,074	56.04
1	42	9,888	59.42
1	43	9,947	69.50
2	1	9,895	62.03
2	2	8,454	68.18
2	3	11,191	63.91
2	4	9,933	69.50
2	5	13,365	69.50
2	6	9,021	60.09
2	7	9,017	60.00
2	8	8,419	60.00
2	9	8,039	60.00
2	10	8,040	60.00
2	11	8,494	60.00
2	12	9,879	68.63
2	13	9,956	60.00
2	14	7,741	60.00
2	15	7,741	60.00
2	16	7,741	60.00
2	17	7,741	60.00
2	18	7,740	60.00
2	19	7,740	60.00
2	20	7,740	60.00
2	21	7,740	60.00
2	22	7,740	60.00
2	23	7,739	60.00
2	24	7,739	60.00
2	25	7,739	60.00
2	26	9,256	62.06

P.O.B.
X: 3113322.61
Y: 13728240.41

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00	2°51'58"	25.01	S 01°37'25" E	25.01
C2	500.00	95°57'57"	83.75	S 47°47'32" W	74.29
C3	500.00	78°23'23"	68.50	N 44°58'45" W	61.26
C4	500.00	2°51'58"	25.01	N 04°18'02" W	25.01
C5	500.00	85°07'23"	74.28	N 39°41'38" E	67.64
C6	500.00	13°18'38"	116.16	N 88°54'38" E	115.90
C7	500.00	17°21'22"	151.47	N 80°53'14" E	150.89
C8	500.00	8°55'27"	77.88	N 82°40'14" E	77.80
C9	500.00	5°44'21"	50.08	S 89°59'52" E	50.06
C10	500.00	78°19'25"	68.35	S 47°52'59" E	63.15
C11	500.00	2°51'58"	25.01	S 01°37'25" E	25.01
C12	500.00	95°57'57"	83.75	S 47°47'32" W	74.29
C13	25.00	90°00'00"	39.27	N 48°03'24" W	35.36
C14	25.00	90°00'00"	39.27	S 41°56'36" W	35.36
C15	25.00	2°51'58"	25.01	S 01°37'25" E	25.01
C16	25.00	21°02'22"	9.18	S 10°42'58" E	9.13
C17	50.00	138°02'42"	120.47	S 47°47'32" W	93.37
C18	25.00	21°02'22"	9.18	N 73°42'18" W	9.13
C19	25.00	21°02'22"	9.18	S 85°15'20" W	9.13
C20	50.00	120°34'13"	105.22	N 44°58'45" W	86.85
C21	25.00	21°02'22"	9.18	N 04°47'11" E	9.13
C22	525.00	2°51'58"	26.26	N 04°18'02" W	25.26
C23	25.00	29°55'35"	13.06	N 17°49'51" W	12.91
C24	500.00	144°58'33"	126.52	N 39°41'38" E	95.37
C25	25.00	29°55'35"	13.06	S 82°46'53" E	12.91
C26	525.00	13°18'38"	121.96	N 88°54'38" E	121.69
C27	475.00	17°21'22"	143.90	N 80°53'14" E	143.35
C28	525.00	8°55'27"	81.77	N 82°40'14" E	81.69
C29	525.00	5°44'21"	52.59	S 89°59'52" E	52.57
C30	25.00	29°55'35"	13.06	N 7°54'30" E	12.91
C31	50.00	138°10'36"	120.58	S 47°57'59" E	93.41
C32	25.00	29°55'35"	13.06	S 06°09'31" W	12.91
C33	525.00	8°55'27"	81.77	S 82°46'53" E	81.69
C34	25.00	90°00'00"	39.27	S 48°03'24" E	35.36
C35	25.00	90°00'00"	39.27	N 41°56'36" E	35.36
C36	475.00	2°51'58"	23.76	S 01°37'25" E	23.76
C37	25.00	95°57'57"	41.81	S 47°47'32" W	37.15
C38	475.00	78°23'23"	34.25	N 44°58'45" W	31.63
C39	475.00	2°51'58"	23.76	N 04°18'02" W	23.76
C40	25.00	85°07'23"	37.14	N 39°41'38" E	33.82
C41	475.00	13°18'38"	110.35	N 88°54'38" E	110.10
C42	525.00	17°21'22"	159.05	N 80°53'14" E	158.44
C43	25.00	95°36'09"	41.71	S 53°59'25" E	37.04
C44	25.00	6°11'54"	26.73	S 24°26'20" W	25.47
C45	60.00	28°10'56"	300.74	S 88°31'15" E	71.23
C46	25.00	45°55'23"	20.04	N 23°09'02" W	19.51
C47	25.00	93°19'18"	40.72	N 40°28'18" E	36.37
C48	475.00	5°44'21"	47.58	S 89°59'52" E	47.56
C49	25.00	78°19'25"	34.18	S 47°57'59" E	31.58
C50	475.00	5°44'53"	47.65	S 05°55'50" E	47.63

RESERVE TABLE (SEE NOTE #7)		
RESERVE	RESTRICTED TO AREA	
A	LANDSCAPE, OPEN SPACE, PIPELINE AND UTILITY PURPOSES	60,501 SQ.FT. / 1.3889 ACRES
B	LANDSCAPE, OPEN SPACE, PIPELINE AND UTILITY PURPOSES	86,164 SQ.FT. / 1.9781 ACRES
C	LANDSCAPE, OPEN SPACE, PIPELINE AND UTILITY PURPOSES	28,551 SQ.FT. / 0.6554 ACRES
TOTAL		175,216 SQ.FT. / 4.0224 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°11'26" E	42.67
L2	N 42°12'28" W	5.18
L3	N 45°01'15" E	11.26
L4	N 05°44'01" W	51.75
L5	S 01°18'22" E	2.48
L6	N 82°15'20" E	13.64
L7	N 87°07'57" E	51.23
L8	S 37°07'42" E	34.21
L9	S 42°02'01" W	4.86
L10	S 08°48'17" E	34.24
L11	N 83°48'50" E	6.13
L12	N 27°43'55" E	23.44
L13	N 03°03'24" W	37.52
L14	N 08°42'08" W	63.73
L15	N 08°48'17" W	37.12

DETAIL "A"
NOT TO SCALE

FINAL PLAT MERIDIANA SECTION 50

BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE
H. T. & B. RR. CO. SURVEY, SECTION 55, A-286,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

69 LOTS 2 BLOCKS 3 RESERVES (4.0224 ACRES)

OWNER

GR-M1, LTD.,
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JULY 12, 2021

ENGINEER/SURVEYOR



1001 MEADOWCLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCCOM
TBP No. F-726
TBP No. 10092300

Land Use Table		
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* 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

NICCOLE LISTON-TYSON

DOROTHY WYNNE

MUHAMMAD ALAM

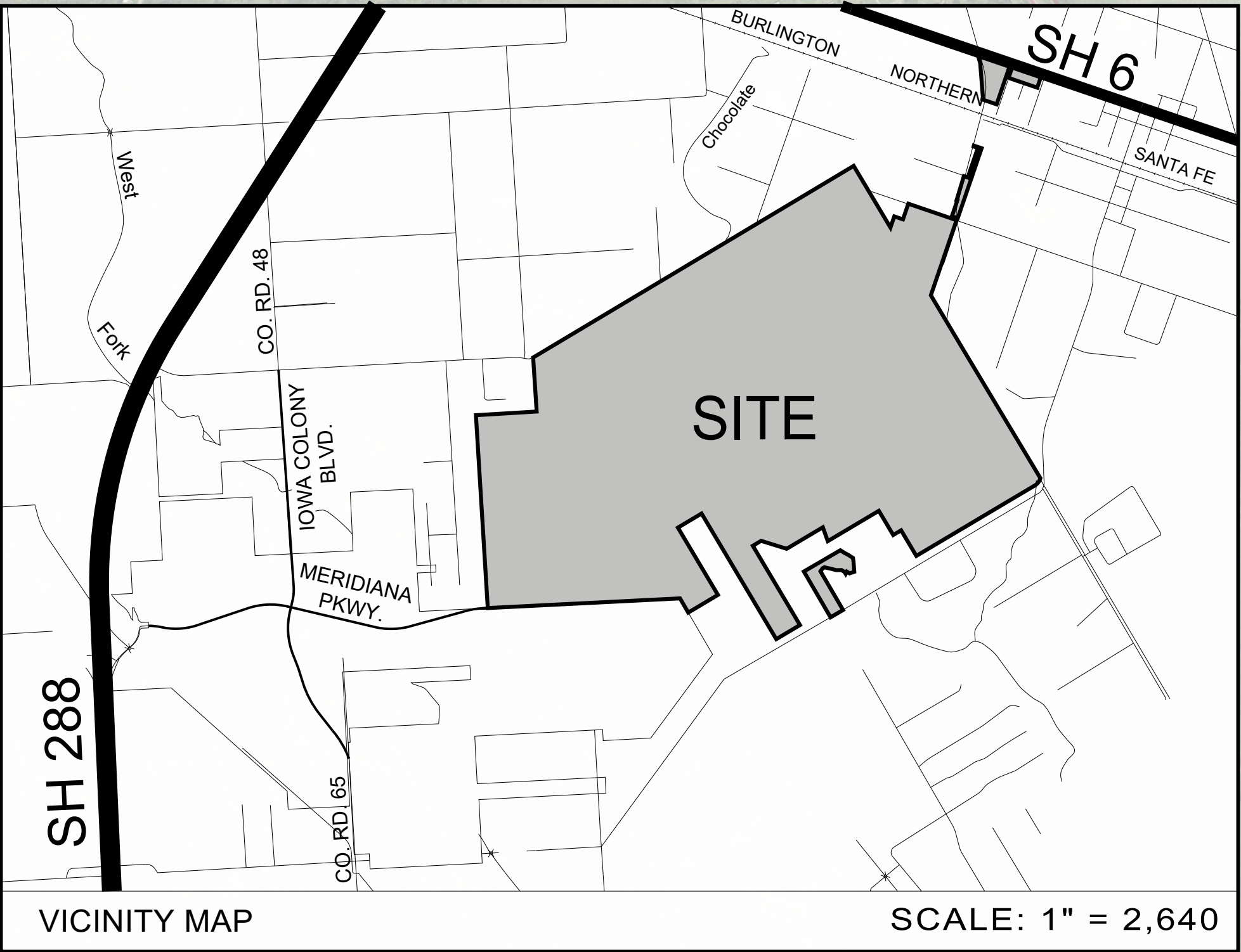
KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



GDP AMENDMENTS	
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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
TBP/L No. 10092300

ENGINEERING THE FUTURE

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.



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 ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
--------------------------------	--------------------------	--------------	--------------------------	------	-------------------------------------

Date of Request: August 23, 2021 PDZ & September 7, 2021 City Council

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD 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: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to
City Council, Final Plat for Meridiana Detention Reserve V, being a subdivision of
3.922 acres out of the H.T. & B.R.R. Company Survey, Section 61, A-282, and the Oliver
Hall Survey, A-203; City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.08.17 09:30:03 -05'00'

SIGNATURE

August 17, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve V Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 23, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On April 12, 2021, the Planning, Development and Zoning Commission recommended approval of Meridiana Detention Reserve V Preliminary Plat. The City Council approved the preliminary plat on April 19, 2021.

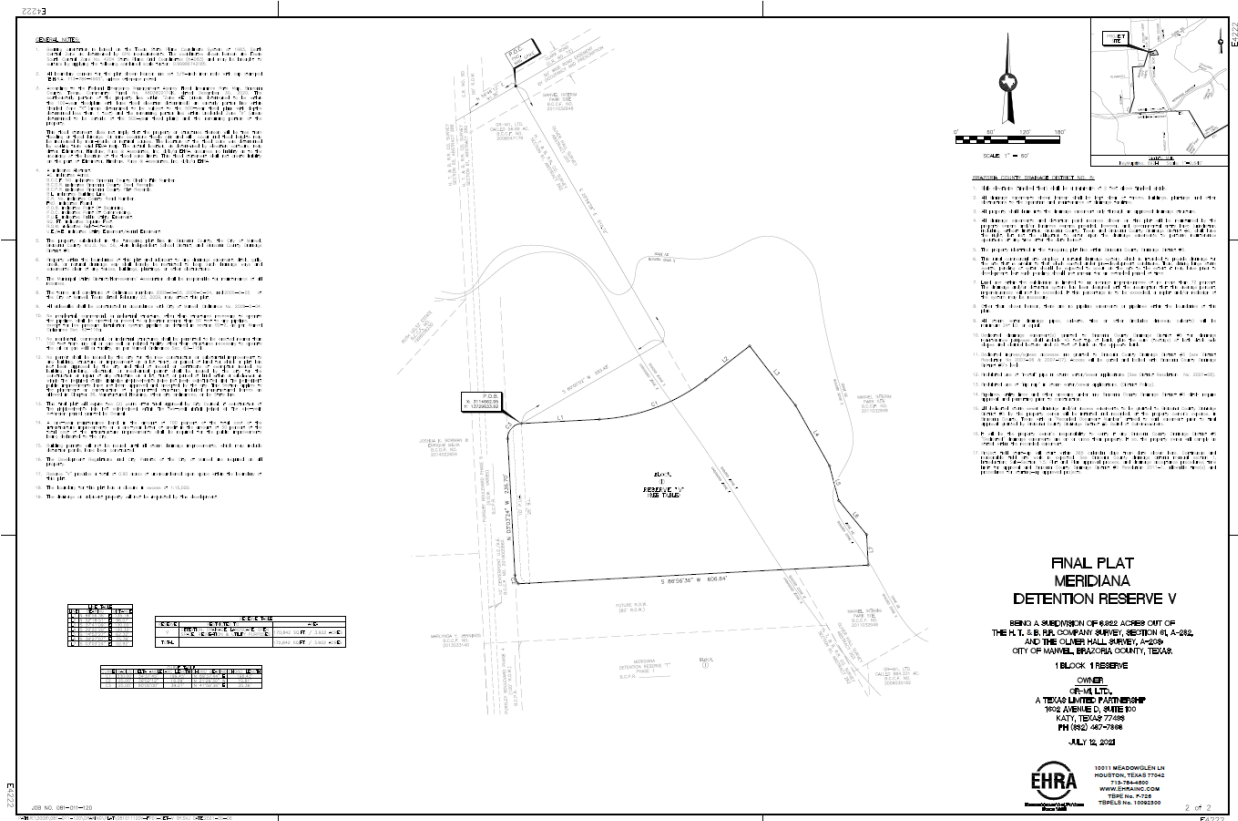
Staff Recommendation

Staff recommends approval of Meridiana Detention Reserve V Final Plat.



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit

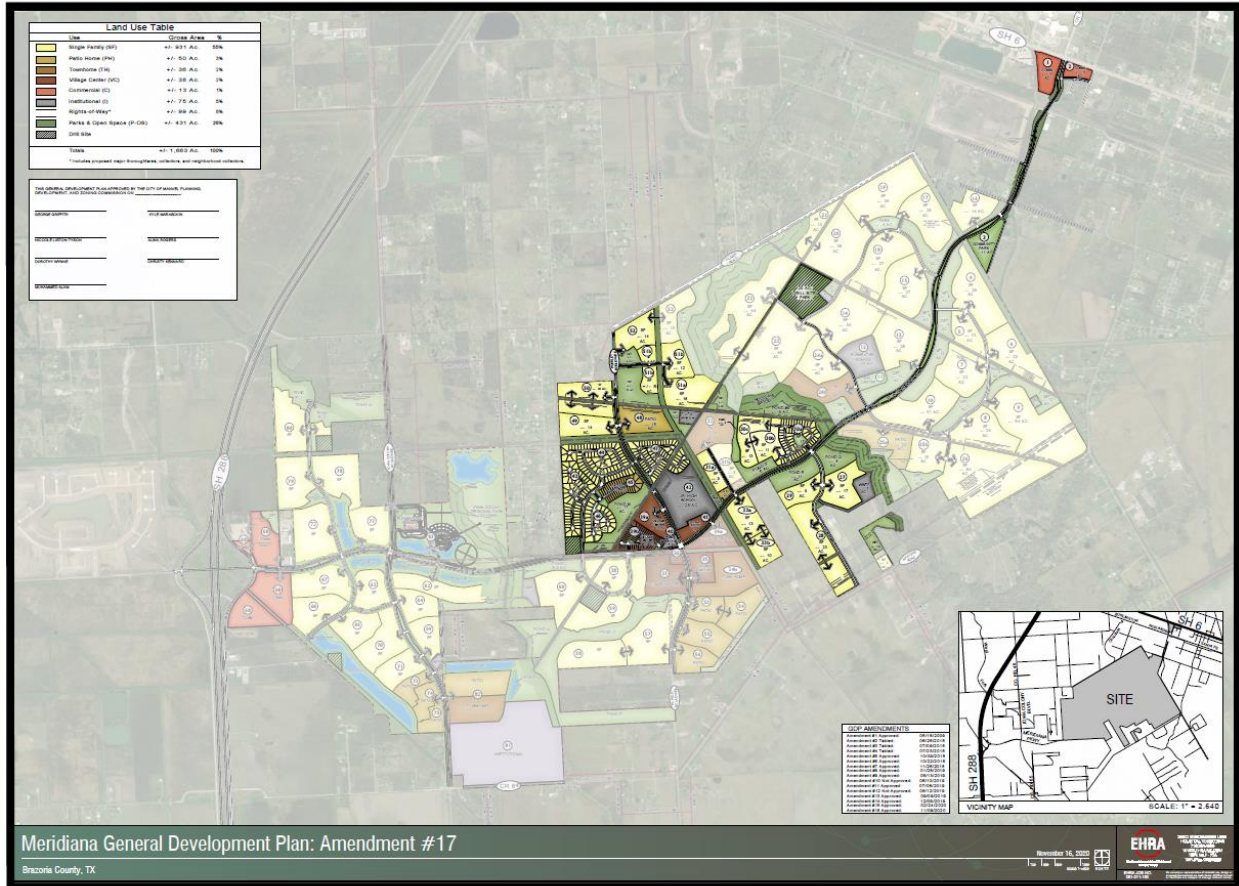




DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 17



1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas State Plane coordinates to NAD83. The coordinates may be brought into the NAD83 datum on the surface by applying the following combined scale factor: 0.99986742185.
2. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 734-784-4500", unless otherwise noted.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480390110K, dated December 30, 2020, the southeasterly portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) an easterly portion lies within "Shaded Zone X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot) and the remaining portion lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain) and the remaining portion of the property.

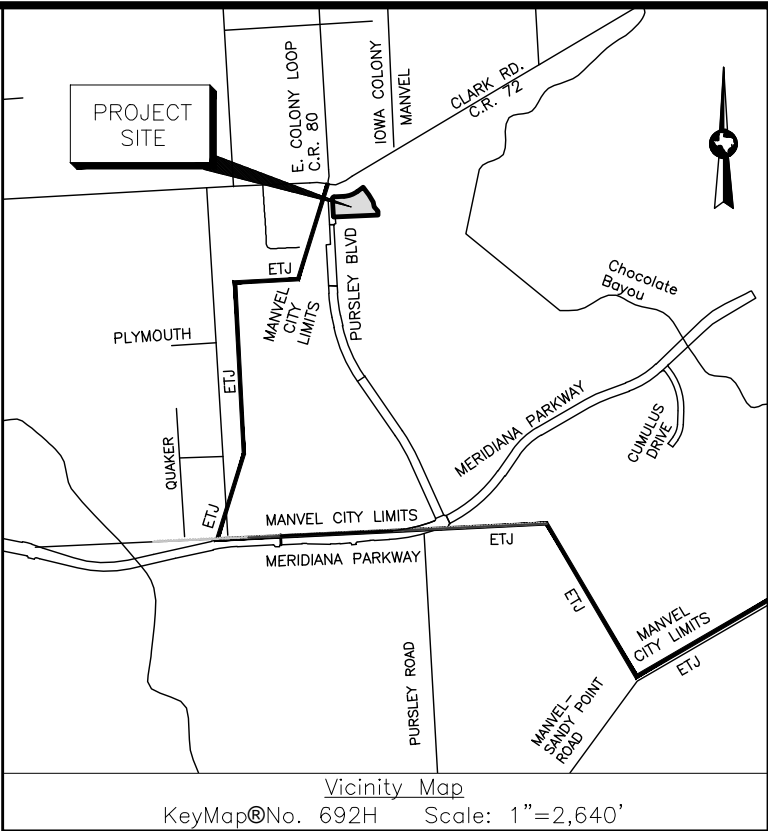
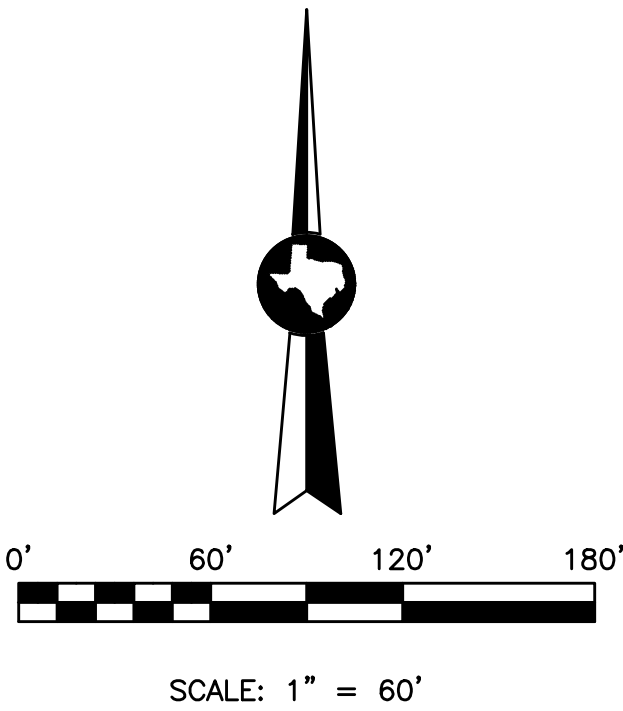
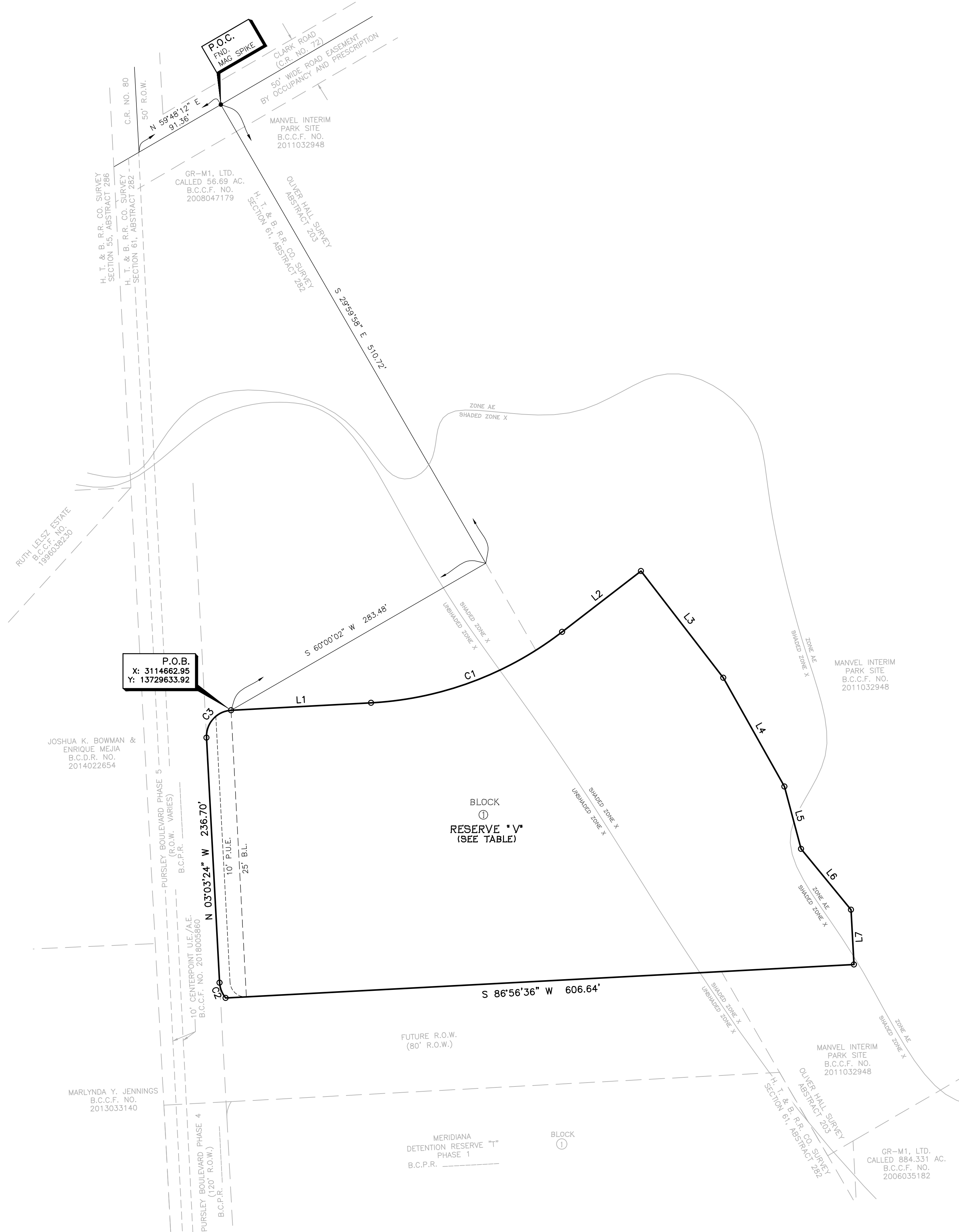
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- A. indicates Abstract
AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.R. No. indicates County Road Number.
F.ND. indicates Found.
F.O.B. indicates Point of Beginning.
F.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
SQ. FT. indicates Square Feet.
R.O.W. indicates Right-Of-Way.
U.E./A.E. indicates Utility Easement/Aerial Easement.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gulch, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
7. The Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
8. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
10. No residential, commercial, or industrial structure, other than structures necessary to operate a pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Section 62-116b.
11. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Section 62-116b.
12. No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
13. This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
14. A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements and a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
15. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
16. The Development Regulations and City Permits of the City of Manvel are required on all property.
17. Reserve "V" provides a total of 0.90 acres of unencumbered open space within the boundary of this plat.
18. The boundary for this plat has a closure in excess of 1:15,000.
19. The drainage on adjacent property will not be impacted by this development.

LINE	BEARING	DISTANCE
L1	N 86°56'36" E	135.18'
L2	N 52°18'51" E	96.07'
L3	S 37°41'09" E	130.00'
L4	S 29°20'20" E	120.30'
L5	S 14°53'27" E	62.32'
L6	S 39°27'07" E	75.78'
L7	S 03°03'24" E	52.92'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
V	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	170,842 SQ.FT. / 3.922 ACRES
TOTAL		170,842 SQ.FT. / 3.922 ACRES

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	330.00'	34°37'45"	199.45'	N 69°37'44" E	196.43'
C2	25.00'	36°52'12"	16.09'	N 21°29'30" W	15.81'
C3	25.00'	90°00'00"	39.27'	N 41°56'36" E	35.36'



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

2. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
3. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
4. All property shall drain into the drainage easement only through an approved drainage structure.
5. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
6. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
7. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
8. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
9. Other than shown herein, there are no pipeline easements or pipelines within the boundaries of this plan.
10. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
11. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch sides slopes and channel bottom and 45 feet of bank on the opposite bank.
12. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
13. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
14. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
15. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
16. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
17. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
18. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Inlet/Inlet, Sub-Section 1.5.1. Set and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

FINAL PLAT
MERIDIANA
DETENTION RESERVE V

BEING A SUBDIVISION OF 3.922 ACRES OUT OF
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, A-282.
AND THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER

GR-MI, LTD.,
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JULY 12, 2021



**ENGINEERING THE FUTURE
SINCE 1936**

**10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300**

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
TBP/L No. 10092300

ENGINEERING THE FUTURE

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.

From: [Dan Johnson](#)
To: [Kyle Jung](#); [Tammy Bell](#)
Cc: [Jessica Rodriguez](#); [Gilbert Salas](#); [Robert Booth](#)
Subject: Del Bello Lakes
Date: Tuesday, August 31, 2021 6:10:53 PM
Attachments: [image001.png](#)

Kyle and Tammy,

-
In order to begin the two-year maintenance period, final inspection walk-throughs have been conducted for:

1. Del Bello Lakes Section 5
2. Del Bello Lakes Section 7
3. Del Bello Lakes Phase 2 Detention
4. Del Bello Boulevard Phase 2
5. Cedar Creek Lane

The Maintenance Bonds have been submitted to the City Secretary's Office, and the As-Built Construction Plans have been submitted to the Development Coordinator's Office.

In short, we recommend that City Council accept the infrastructure improvements for these projects to begin the Two Year Maintenance Period.

Please let me know if you need any further information.

~Dan

Daniel S. Johnson, P.E., CFM

Assistant City Manager

City Engineer

20025 Highway 6

Manvel, Texas 77578

(281) 489-0630

www.cityofmanvel.com



Investment Report FY 2021 – Q2

As of March 31, 2021

The City of Manvel has funds in four institutions. One bank account (First State Bank) and three investment funds (Logic, TexPool, and TexSTAR). TexSTAR has four separate accounts (Debt, Enterprise, General, and 2019 CO Bond) which are linked to previous bond issues in order to track the amounts spent and remaining. The account through First State Bank offers no interest, so the City maintains minimal funds there for daily operations such as vendor payments and payroll disbursements.

The investments reported during this quarter comply with the City's investment policy as well as state codes. The primary goal for any investment officer is to maintain the safety of the principal invested by the entity. The goal of maximum interest yield is secondary. The City uses the average interest rate for a 91-day treasury bill throughout the quarter as a benchmark to measure the return on investments from the pools and financial institutions.

Diversifying funds is another goal for investment officers, but can really be considered an extension of the primary goal of protecting the funds invested by the City. The City's funds are currently allocated safely among the options listed. Riskier options that may provide more interest are available, but the City does not have the need to risk principal invested for the chance of returning a larger yield. The majority of the principal invested is located in the Logic account which has maintained the highest interest rate among the funds. Otherwise, the invested capital is spread fairly evenly. Other investment pool options may be explored for further diversity if needed.

In Q2 of 2021, the average interest rate for 91-day treasury bills again declined from 0.0930% to 0.0525%. This marks another quarter with interest rates dropping. The interest rates for the City's investments declined as well, with most funds falling below the benchmark with Logic offering the best return during the quarter. At rates this low, falling slightly below the benchmark or rising slightly above it does not produce significant sums of interest yield.

The overall total for cash investments increased in Q2 of 2021. Property tax payments usually remain strong in Q2. Bond payments were due in February and City spending stayed constant, but the revenues still produced a surplus during the quarter.

All investment institutions used by the City are rated AAA by Standard & Poor's. Should those ratings fall, the City may decide to use alternative sources for investment and diversity.

ACCOUNT NAME	INSTITUTION		FY 21 - Q1	FY 21 - Q2	FY 21 - Q3	FY 21 - Q4	Prev Qtr	Investment
			As of 12-31-20	As of 3-31-21	As of 6-30-21	As of 9-30-21	Change	Avg Rate
Operating Account	First State Bank		\$3,597,826.53	\$3,116,864.16			\$480,962.37	0.0000%
General Fund	Logic		\$12,025,690.15	\$14,365,444.95			\$2,339,754.80	0.1085%
General	TexPool		\$440,110.89	\$440,162.10			\$51.21	0.0471%
2019 CO Bond Account	TexSTAR		\$297,276.44	\$297,304.17			\$27.73	0.0377%
Debt Account	TexSTAR		\$3,669,463.88	\$3,669,806.73			\$342.85	0.0377%
Enterprise Account	TexSTAR		\$3,590,021.00	\$3,590,356.39			\$335.39	0.0377%
General Funds Account	TexSTAR		\$4,156,770.15	\$4,157,158.52			\$388.37	0.0377%

Total Cash Investments

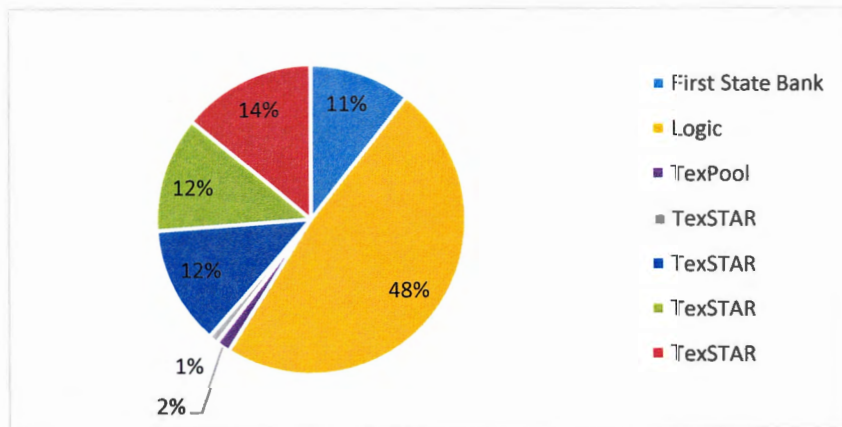
\$27,777,159.04

\$29,637,097.02

\$1,859,937.98

91 Day T-Bill Rate

0.0525%

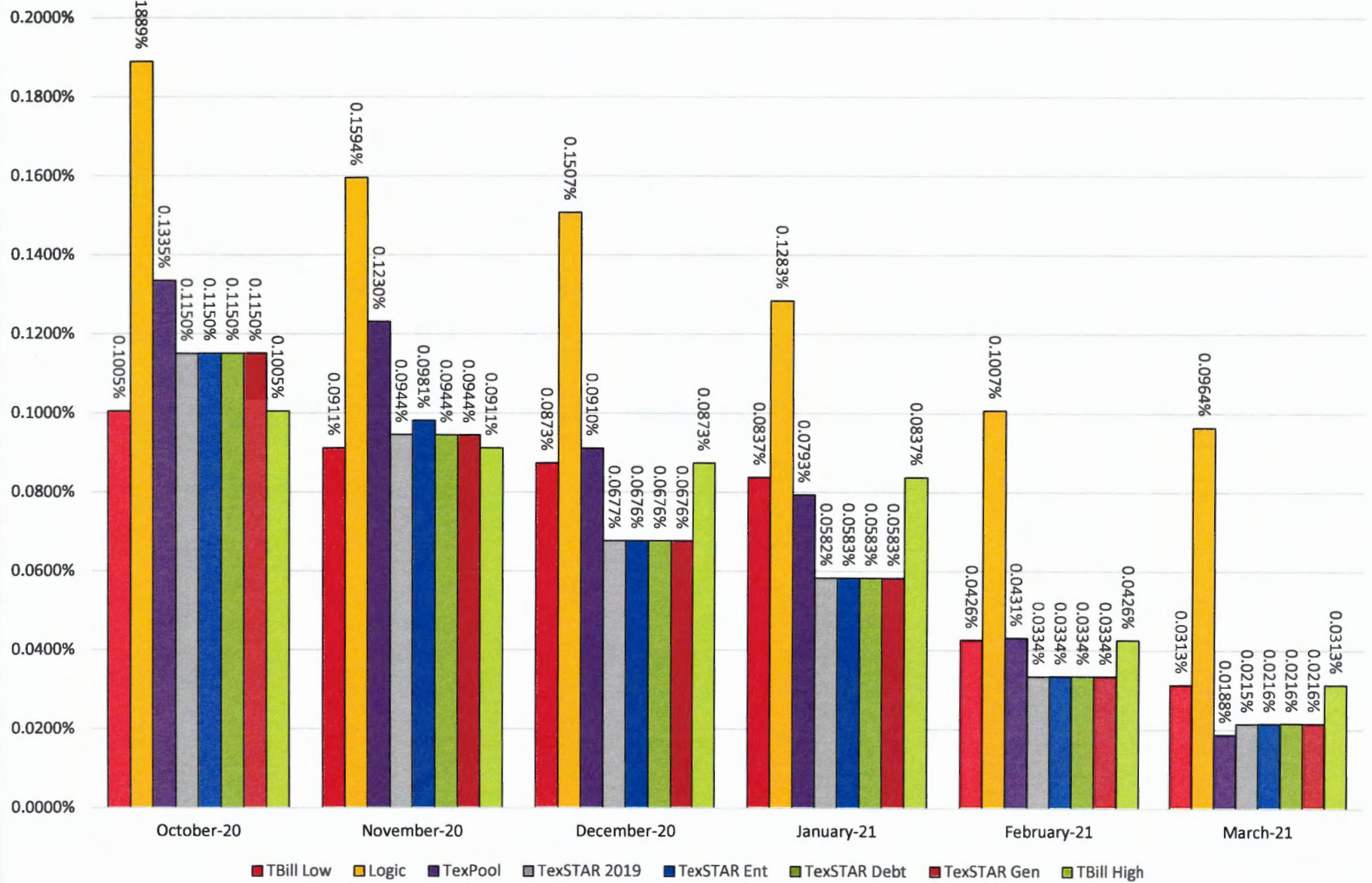


Brenda Derouen
Brenda Derouen, Investment Officer

Christopher Thomas
Christopher Thomas, Investment Officer

The investment portfolio of the City of Manvel is in compliance with the investment strategies expressed in the City's investment policy and relevant provisions of Chapter 2256 of the Local Government Code.

Interest Rate Comparison



Investment Report FY 2021 – Q3

As of June 30, 2021

The City of Manvel has funds in four institutions. One bank account (First State Bank) and three investment funds (Logic, TexPool, and TexSTAR). TexSTAR has four separate accounts (Debt, Enterprise, General, and 2019 CO Bond) which are linked to previous bond issues in order to track the amounts spent and remaining. The account through First State Bank offers no interest, so the City maintains minimal funds there for daily operations such as vendor payments and payroll disbursements.

The investments reported during this quarter comply with the City's investment policy as well as state codes. The primary goal for any investment officer is to maintain the safety of the principal invested by the entity. The goal of maximum interest yield is secondary. The City uses the average interest rate for a 91-day treasury bill throughout the quarter as a benchmark to measure the return on investments from the pools and financial institutions.

Diversifying funds is another goal for investment officers, but can really be considered an extension of the primary goal of protecting the funds invested by the City. The City's funds are currently allocated safely among the options listed. Riskier options that may provide more interest are available, but the City does not have the need to risk principal invested for the chance of returning a larger yield. The majority of the principal invested is located in the Logic account which has maintained the highest interest rate among the funds. Otherwise, the invested capital is spread fairly evenly. Other investment pool options may be explored for further diversity if needed.

In Q3 of 2021, the average interest rate for 91-day treasury bills again declined from 0.0525% to 0.0249%. This marks another quarter with interest rates dropping. The interest rates for the City's investments declined as well, with most funds falling below the benchmark with Logic offering the best return during the quarter. At rates this low, falling slightly below the benchmark or rising slightly above it does not produce significant sums of interest yield.

The overall total for cash investments decreased slightly in Q3 of 2021. Property tax collections are slowed during this portion of the year while spending usually remains constant or increases for the City during the Summer months. Other revenue sources helped maintain a revenue/expenditure balance so that the loss in Q3 was not as significant as the previous year.

All investment institutions used by the City are rated AAA by Standard & Poor's. Should those ratings fall, the City may decide to use alternative sources for investment and diversity.

ACCOUNT NAME	INSTITUTION		FY 21 - Q1	FY 21 - Q2	FY 21 - Q3	FY 21 - Q4	Prev Qtr	Investment
			As of 12-31-20	As of 3-31-21	As of 6-30-21	As of 9-30-21	Change	Avg Rate
Operating Account	First State Bank		\$3,597,826.53	\$3,116,864.16	\$2,482,361.72		\$634,502.44	0.0000%
General Fund	Logic		\$12,025,690.15	\$14,365,444.95	\$14,627,963.12		\$262,518.17	0.0732%
General	TexPool		\$440,110.89	\$440,162.10	\$440,175.39		\$13.29	0.0121%
2019 CO Bond Account	TexSTAR		\$297,276.44	\$297,304.17	\$297,311.79		\$7.62	0.0103%
Debt Account	TexSTAR		\$3,669,463.88	\$3,669,806.73	\$3,669,902.41		\$95.68	0.0105%
Enterprise Account	TexSTAR		\$3,590,021.00	\$3,590,356.39	\$3,590,449.60		\$93.21	0.0104%
General Funds Account	TexSTAR		\$4,156,770.15	\$4,157,158.52	\$4,157,266.72		\$108.20	0.0104%

Total Cash Investments

\$27,777,159.04

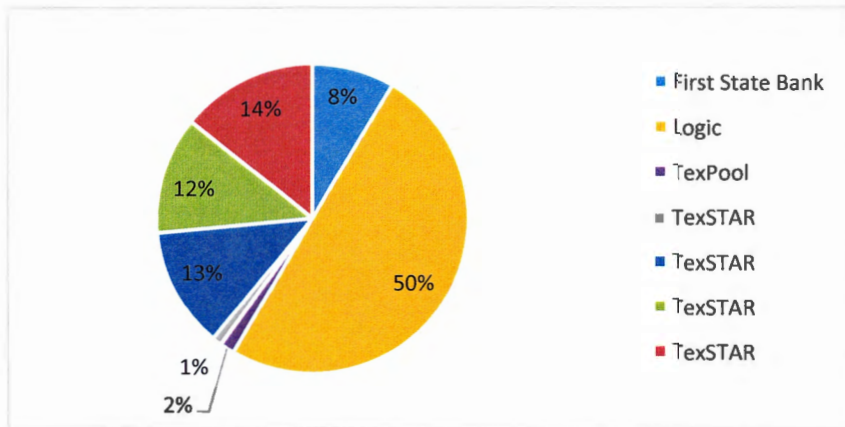
\$29,637,097.02

\$29,265,430.75

\$371,666.27

91 Day T-Bill Rate

0.0249%



Brenda Derouen
Brenda Derouen, investment Officer

Christopher Thomas
Christopher Thomas, Investment Officer

The investment portfolio of the City of Manvel is in compliance with the investment strategies expressed in the City's investment policy and relevant provisions of Chapter 2256 of the Local Government Code.

Interest Rate Comparison

