

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

LARRY AKERY, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
ED PERRY, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



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

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
August 7, 2023**

**NOTICE IS HEREBY GIVEN
4:30 P.M. WORKSHOP – 6:00 P.M. REGULAR SESSION**

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

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

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

CITY OF MANVEL MISSION STATEMENT

"The City of Manvel will continue to be a unique, vibrant, growth-managed community that will meet the needs of its citizens through the efforts of local government and civic-minded individuals by promoting well-planned development, cost-effective professional management, and competent and responsive municipal services."

Workshop Session – 4:30 p.m.

Discussion on the Fiscal Year 2023-2024 Proposed Budget.

Regular Session -6:00 p.m.

Call To Order

Invocation

Inspirational Reading - Mayor Davis

Pledge

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

August 7, 2023 CITY COUNCIL MEETING AGENDA

Presentations

Proclamation - August 15, 2023, Indian Independence Day

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2020-O-14, BEING THE ORDINANCE PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO (1) AUTHORIZE NAICS USE CODE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES" AND (2) AMEND SIGNAGE RELATED PROVISIONS; FOR A PROPERTY LOCATED AT THE NORTHWEST CORNER OF DEL BELLO BOULEVARD AND CEDAR CREEK LANE INTERSECTION; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Public Comments: "Comment Card" Required

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

City Manager Update

Update on current events and city issues.

Consent Agenda

1. Approve the meeting minutes to date. (7/17/2023 and 7/24/2023)
2. Approve the second and final reading of Ordinance 2023-O-24;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 53. "SIGNS" BY REVISING THE REGULATIONS PERTAINING TO SIGNS WITHIN THE CITY OF MANVEL AND EXTRATERRITORIAL JURISDICTION; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.
3. Approve the second and final reading of Ordinance 2023-O-26;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, RENAMING THE COMMUNITY SERVICES DEPARTMENT OF THE CITY AS THE PUBLIC WORKS DEPARTMENT; PROVIDING AN EFFECTIVE DATE.
4. Acceptance of infrastructure improvements for Meridiana Commercial Section 14 Utility Extension to begin the Two-Year Maintenance Period.
5. Acceptance of infrastructure improvements for Meridiana Detention Basin L-2, Detention Basin O-2 Phase 2, Detention Basin K-2 Phase 1 to begin the Two-Year Maintenance Period.
6. Acceptance of infrastructure improvements for Pomona Section 27 to begin the Two- Year Maintenance Period.

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance No. 2023-O-21;
An ordinance amending Del Bello Lakes Planned Development (PUD) to (1) authorize NAICS use code 447110 "Gasoline Stations with Convenience Stores" and (2) amend signage related provisions.
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2020-O-14, BEING THE ORDINANCE PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO (1) AUTHORIZE

August 7, 2023 CITY COUNCIL MEETING AGENDA

NAICS USE CODE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES" AND (2) AMEND SIGNAGE RELATED PROVISIONS; FOR A PROPERTY LOCATED AT THE NORTHWEST CORNER OF DEL BELLO BOULEVARD AND CEDAR CREEK LANE INTERSECTION; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

(Failed with a 0-5 vote by PD&Z on 7-24-2023)

2. Consideration and possible action on a record vote setting the Preliminary Tax Rate for 2023 and scheduling the Public Hearing on Sept 18, 2023, at 6:00 p.m. at Manvel City Hall, 20031 Hwy 6, Manvel Tx.
3. Consideration and possible action to appoint Jose Abraham as the city's *Zoning official*, to administer and enforce the zoning regulations of the city (section 77-3 of The City Code).
4. Consideration and possible action to approve the Second Amendment to the Agreement of Employment by and between the City of Manvel and Robert Gervais.
5. Consideration and possible action to approve Resolution 2023-R-19;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING A SCHEDULE OF FEES, RATES, DEPOSITS, AND OTHER CHARGES FOR ZONING, PLATTING, BUILDING AND OTHER RELATED MATTERS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.
6. Consideration and possible direction to staff regarding Code of Ordinances - Sec. 33.51(c) - Grease traps.
7. Consideration and possible action to direct staff regarding the Code of Ordinances Chapter 35 - Article X. Mobile and Temporary Food Vendors, Sec. 35-317 Basic requirements.
8. Update on the Citizen Survey results by PIO Brooke Cyphers.

Mayor and Council Comments

Update on current events and city issues.

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

Items of community interest include:

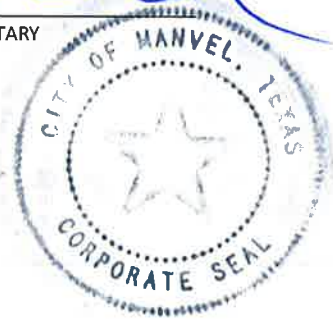
- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment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

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on August 4, 2023 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS





CITY OF MANVEL PRELIMINARY PROPOSED BUDGET FY2024

August 1, 2023

City Council
City of Manvel
20025 Highway 6
Manvel, Texas 77578

Dear Mayor Davis and City Councilmembers,

In accordance with Section 8.04 of the City's Home Rule Charter, I am pleased to submit the *Preliminary Proposed Budget for Fiscal Year 2024*. This document includes the Fiscal Year (FY) 2021 and FY2022 actual amounts, the FY2023 year-to-date activity, and the proposed base budget and supplemental items for FY2024. Per Section 8.01 of the Charter, FY2024 begins on October 1, 2023 and ends September 30, 2024.

The budget is a policy, management, and planning document. It is also a financial report and a means of communicating with the citizens of Manvel. The staff is confident that, while conservative, the budget projections and estimates reasonably and accurately anticipate the City's revenues and requirements. With the anticipated growth in both residential and commercial developments in the city limits and extraterritorial jurisdiction that will require various municipal services, the activities, staffing levels, and projects funded in this Budget will continue to improve the efficiency and effectiveness of our operations.

The following documents are included within this Preliminary Proposed Budget:

1. This Cover Letter
2. Property Tax Summary
3. Supplemental Requests included in the Preliminary Proposed Budget
4. Supplemental Requests not yet included in the Preliminary Proposed Budget
5. Cost of Living Adjustment options
6. All Funds Summary
7. Budget Comparison Report - Group Summary
8. Budget Comparison Report - Account Summary
9. BCAD Certified Estimates
10. BCAD Notice and Tax Rate Calculation Worksheet

According to the Brazoria County Appraisal District (BCAD) Certified Estimates (provided in Sections 9 and 10), the *Net Taxable Value* in the City of Manvel has increased from approximately \$1.5 Billion last year to over \$2 Billion this year. With approximately \$300 Million of the value within the Tax Increment Reinvestment Zone (TIRZ), the remaining \$1.7 Billion represents the *Total Taxable Value*.

Proposed expenditures for this Preliminary Proposed Budget FY2024 assume that a total property tax rate of \$0.56 per \$100 of valuation is adopted. This rate is slightly lower than the current year's tax rate of \$0.57 per \$100 of valuation. As shown in the table below, \$0.56 would represent the lowest tax rate in (at least) 10 years in the City of Manvel, with the average being \$0.60.

The following illustrates the City of Manvel Tax Rate and Net Taxable Value over the past ten years:

Fiscal Year	COM Tax Rate	Net Taxable Value (Prior Year)
2015	\$ 0.58	\$ 411,289,671
2016	\$ 0.58	\$ 474,208,894
2017	\$ 0.57	\$ 578,005,487
2018	\$ 0.57	\$ 669,955,379
2019	\$ 0.69	\$ 730,067,697
2020	\$ 0.64	\$ 830,737,358
2021	\$ 0.61	\$ 955,557,803
2022	\$ 0.57	\$ 1,128,634,287
2023	\$ 0.57	\$ 1,471,993,129
2024	\$ 0.56	\$ 2,014,800,129

The tax rate is composed of two parts: maintenance and operations (M&O) and debt service. As shown in Section 2, the proposed tax rate would set the M&O rate at \$0.352393 and the debt service rate at \$0.207607 per \$100 valuation.

Should Council vote to adopt the proposed rate of \$0.56, the levy generated would equate to approximately \$1.3 Million dollars:

	No New Revenue Rate	Proposed	Voter-Approval Rate
Rate/\$100	\$ 0.496003	\$ 0.560000	\$ 0.560708
Net Taxable Value	\$ 2,014,800,129	\$ 2,014,800,129	\$ 2,014,800,129
Levy	\$ 9,993,469	\$ 11,282,881	\$ 11,297,146
Difference over NNR	\$ -	\$ 1,289,412	\$ 1,303,676

With the proposed rate of \$0.56, the impact for a \$300,000 home, would equate to about \$192 per year (or \$16 per month) above the No New Revenue Rate:

	No New Revenue Rate	Proposed	Voter-Approval Rate
2023 COM Tax Rate	\$ 0.496003	\$ 0.560000	\$ 0.560708
2023 COM Tax Payment	\$ 1,488	\$ 1,680	\$ 1,682
Difference over NNR		\$ 192	\$ 194

A summary of All Funds is provided in Section 6 to provide a breakdown of the Fund Balances for the General Fund, Capital Projects Fund, Parks Fund, et al. Section 7 provides a more detailed Group Summary of those funds, and Section 8 provides an account-level analysis of each budget line item.

It is important to note that this Preliminary Proposed Budget is not yet balanced, meaning expenditures exceed projected revenues by about \$300,000. Of primary concern is maintaining comparable levels of service while meeting the City Council's goals for the coming year.

The Preliminary Proposed Budget includes 42 Supplemental Requests (Section 3) and a 3% Cost of Living Adjustment (COLA) for all full-time employees. This is a minimum recommended COLA to ensure competitive compensation to attract and retain qualified, high-performing, talented employees for all positions. The COLA Summary (Section 5) provides the corresponding cost implications associated with a 3% COLA all the way up to a 20% COLA for all employees. As two reference points, City Council approved 7% for all employees last year, and the Social Security Administration (SSA) COLA for 2023 is 8.7%.

Several adjustments in staffing and departmental budgets that were included in the Budget Workshop presentations are summarized in Section 4. Currently, none of the 20 requested new staff positions are included in this Preliminary Proposed Budget. If all were funded, the equivalent expenditure corresponds to about \$1.5M. There are also 14 supplemental requests shown in Section 4 that are not included in the Preliminary Proposed Budget. These requests equate to about \$1.1M.

During the workshop presentations, the benefit of dependent insurance coverage was also discussed. Depending on the City's percentage participation, the inclusion of this benefit would range from approximately \$300,000 to \$1.2M.

In short, if all staffing requests (\$1.5M), all equipment requests (\$1.1M), and dependent insurance coverage for all employees (\$1.2M) were to be included in the budget, the result would be approximately \$3.8M to this year's budget. While some of this amount could potentially be transferred from Fund Balance *this year*, the majority of these items would be annually recurring costs, and it is uncertain if future budgets could support those encumbrances.

In closing, this Preliminary Proposed Budget is submitted today to honor the "*on or before the first day of August*" deadline specified in the City Charter. It is the intent that this document assists the City Council with setting the tax rate at your next meeting on August 7th. Once the tax rate is set, then the Proposed Budget can be updated and submitted to the City Secretary to honor the requirements outlined Section §102.005 of Texas Local Government Code.

I look forward to working with the City Council and Staff to finalize this budget and set in motion the plan to guide us through the next year and beyond.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Daniel S. Johnson".

Daniel S. Johnson, P.E., CFM
Interim City Manager

**CITY OF MANVEL
PRELIMINARY
PROPOSED BUDGET FY2024**

MISSION STATEMENT

“The City of Manvel will continue to be a unique, vibrant, growth-managed community that will meet the needs of its citizens through the efforts of local government and civic-minded individuals, by promoting well-planned development, cost effective professional management, and competent and responsive municipal services.”

**CITY OF MANVEL
PRELIMINARY
PROPOSED BUDGET FY2024**

**SECTION 2
PROPERTY TAX SUMMARY**

City of Manvel

Property Tax

As of 07/31/23

City Portion			TIRZ		Total		
Certified Value	\$	1,730,600,973	\$	284,199,156	\$	2,014,800,129	
No New Rate							
M&O	I&S	Total			M&O	I&S	Total
0.288396	0.207607	0.496003		0.496003	0.288396	0.207607	0.496003
\$ 4,990,984	\$ 3,592,849	\$ 8,583,833	\$	1,409,636	\$ 5,810,603	\$ 4,182,866	\$ 9,993,469
Voter Approval Rate							
M&O	I&S	Total			M&O	I&S	Total
0.353101	0.207607	0.560708		0.560708	0.353101	0.207607	0.560708
\$ 6,110,769	\$ 3,592,849	\$ 9,703,618	\$	1,593,527	\$ 7,114,279	\$ 4,182,866	\$ 11,297,146
\$ 1,119,785	Additional Income from VAR - NNR		\$	183,891			\$ 1,303,676
Proposed Tax Rate							
M&O	I&S	Total			M&O	I&S	Total
0.352393	0.207607	0.56		0.56	0.352393	0.207607	0.56
\$ 6,098,517	\$ 3,592,849	\$ 9,691,365	\$	1,591,515	\$ 7,100,015	\$ 4,182,866	\$ 11,282,881
\$ 1,107,533	Additional Income from PTR - NNR		\$	181,879			\$ 1,289,412

**CITY OF MANVEL
PRELIMINARY
PROPOSED BUDGET FY2024**

**SECTION 3
SUPPLEMENTAL REQUESTS
INCLUDED**

City of Manvel

FY2024 Budget Requests

Supplemental Requests included in Preliminary Proposed Budget 08/01/2023

	Department	Item Requested	Cost
1	10-Admin	Postage - Marketing	\$ 15,000
2	10-Admin	Web Site Adm Tech	\$ 10,000
3	10-Admin	Council Pay	\$ 5,000
4	10-Admin	Public Notice Expense	\$ 6,000
5	15-Library	Expense Increase	\$ 5,500
6	20-Finance	Training & Travel Increase	\$ 7,000
7	30-Courts	Increase Prosecutor to	\$ 5,000
8	40-Dev Services	Office Expense	\$ 2,500
9	40-Dev Services	Minor Tools	\$ 2,500
10	40 Dev Services	Computer Maintenance	\$ 22,225
11	40 Dev Services	Training & Travel Increase	\$ 2,000
12	40 Dev Services	Vehicle Maintenance	\$ 2,500
13	55-Public Works	Sidewalk Repairs	\$ 15,000
14	55-Public Works	Fuel	\$ 5,000
15	55-Public Works	Minor Tools	\$ 5,000
16	55-Public Works	Rental Equipment	\$ 10,000
17	55-Public Works	Communication	\$ 7,000
18	55-Public Works	Striping	\$ 5,000
19	55-Public Works	Street Reconstruction	\$ 100,000
20	70-Fire Marshal	Rename Deputy to Assistant Fire Marshal	\$ 8,240
21	70-Fire Marshal	lcomputer Software	\$ 7,500
22	70-Fire Marshal	Telephone	\$ 1,300
23	70-Fire Marshal	Vehicle Maintenance	\$ 1,500
24	90-Police	Minor Tools & Equipment	\$ 75,000
25	90-Police	Radio Repairs	\$ 4,000
26	90-Police	Communication Expense	\$ 18,000
27	90-Police	Computer Maintenance	\$ 1,000
28	90-Police	Telephone	\$ 15,000
29	90-Police	Maintenance Agreements	\$ 65,000
30	90-Police	Investigative Exepnse	\$ 4,000
31	40-Utilities	Fuel Expense	\$ 19,000
32	40-Utilities	Credit Card Fees	\$ 12,500
33	40-Utilities	Vehicle Maintenance	\$ 6,000
34	40-Utilities	Chemicals	\$ 27,000
35	40-Utilities	Fire Hydrants	\$ 6,000
36	40-Utilities	Electricity	\$ 37,000
37	40-Utilities	Laboratory Expenses	\$ 2,000
38	40-Utilities	Permits	\$ 11,000
39	40-Utilities	Wastewater Chemicals	\$ 5,000
40	40-Utilities	Wastewater Hauling	\$ 30,000
41	40-Utilities	Wastewater Electricity	\$ 30,000
42	40-Utilities	Wastewater Labs	\$ 17,500

Total Supplemental Requests included in Preliminary Proposed Budget: \$ 635,765.00

**CITY OF MANVEL
PRELIMINARY
PROPOSED BUDGET FY2024**

**SECTION 4
SUPPLEMENTAL REQUESTS
NOT YET INCLUDED**

City of Manvel

FY2024 Budget Requests

New Staffing Requests

	Department	Position	Hourly Rate	Salary	Total Cost w/ Benefits
1	40-Dev Services	Building Official	\$ 45.67	\$ 95,000	\$ 125,388
2	40-Dev Services	Permits Specialist	\$ 24.04	\$ 50,000	\$ 72,441
3	40-Dev Services	Construction Manager	\$ 25.00	\$ 52,000	\$ 74,794
4	20-Finance	HR Generalist	\$ 31.25	\$ 65,000	\$ 90,090
5	20-Finance	Finance Clerk	\$ 20.19	\$ 42,000	\$ 63,028
6	50-Public Works	Maintenance Technician	\$ 16.01	\$ 33,300	\$ 52,792
7	50-Public Works	Maintenance Technician	\$ 16.01	\$ 33,300	\$ 52,792
8	50-Public Works	Maintenance Technician	\$ 16.01	\$ 33,300	\$ 52,792
9	50-Public Works	Maintenance Technician	\$ 16.01	\$ 33,300	\$ 52,792
10	70-Fire	Deputy Fire Marshal	\$ 38.96	\$ 81,040	\$ 108,963
11	70-Fire	Administrative Assistant	\$ 18.00	\$ 37,440	\$ 57,663
12	90-PD	Detective	\$ 38.46	\$ 80,000	\$ 107,739
13	90-PD	Telecommunications Officer	\$ 18.33	\$ 38,129	\$ 58,474
14	90-PD	Animal Control	\$ 20.43	\$ 42,500	\$ 63,617
15	90-PD	Patrol Officer	\$ 30.00	\$ 62,400	\$ 87,031
16	90-PD	Patrol Officer	\$ 30.00	\$ 62,400	\$ 87,031
17	90-PD	Patrol Officer	\$ 30.00	\$ 62,400	\$ 87,031
18	90-PD	Patrol Officer	\$ 30.00	\$ 62,400	\$ 87,031
19	40-Utilities	Utility Technician	\$ 16.01	\$ 33,300	\$ 52,792
20	40-Utilities	Utility Technician	\$ 16.01	\$ 33,300	\$ 52,792

Total New Staffing Requests: \$ 1,032,509 \$ 1,487,071

Additional Equipment Requests

	Department	Item Requested	Cost
1	40-Utility	Hydraulic Breaker	\$ 8,000
2	40-Utility	Valve Operator Kits	\$ 3,500
3	40-Utility	Hydrants & Parts	\$ 18,900
4	40-Utility	Storz Caps	\$ 22,000
5	50-Public Works	Vactor Trailer Jet	\$ 85,000
6	50-Public Works	Street Sweeper	\$ 300,000
7	40-Dev Services	El Camino Software	\$ 15,000
8	70-Fire	Colorado Pickup	\$ 40,000
9	70-Fire	Accessories, Equipment & Uniforms	\$ 10,400
10	90-Police	(4) 2024 Chev Tahoe's	\$ 138,000
11	90-Police	(1) CSI/F250 Van	\$ 90,000
12	90-Police	Investigations	\$ 60,000
13	90-Police	ACO Truck	\$ 90,000
14	90-Police	Misc Equipment for PD	\$ 255,567

Total Additional Equipment Requests: \$ 1,136,367

Other Possible Requests

All Departments *Dependent Insurance Coverage* \$ 300,000 to \$ 1,200,000

**CITY OF MANVEL
PRELIMINARY
PROPOSED BUDGET FY2024**

**SECTION 5
COST OF LIVING ADJUSTMENT
OPTIONS**

City of Manvel
FY2024 Budget Requests

Cost of Living Adjustment (COLA)	Corresponding Cost
3%	\$180,750
4%	\$254,750
5%	\$328,750
6%	\$402,750
7%	\$476,750
8%	\$550,750
9%	\$624,750
10%	\$698,750
11%	\$772,750
12%	\$846,750
13%	\$920,750
14%	\$994,750
15%	\$1,068,750
16%	\$1,142,750
17%	\$1,216,750
18%	\$1,290,750
19%	\$1,364,750
20%	\$1,438,750

**CITY OF MANVEL
PRELIMINARY
PROPOSED BUDGET FY2024**

**SECTION 6
ALL FUNDS SUMMARY**

City of Manvel

Budget Worksheet

All Funds summary	
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FY 2023-2024	
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		General Fund	Vehicle/Equip Replacement	Debt Service	Water & WasterWater	Impact Fees	Capital Projects	Parks	Hotel Motel	Municipal Jury Fund	Court Security	Truancy Prevention	Court Technology	Law Enforcement	PEG	SMDA	TIRZ	MEDC	Consolidated All Funds
Revenue																			
	400 - Ad Valorem Tax	\$ 6,015,500.00		\$ 3,825,247.78													\$ 1,751,500.00		\$ 11,592,247.78
	403 - Miscellaneous Tax	\$ 2,206,400.00							\$ 45,000.00									\$ 1,200,000.00	\$ 3,451,400.00
	410 - Franchise Fee	\$ 655,000.00													\$ 10,000.00				\$ 665,000.00
	420 - Licenses and Permits	\$ 4,733,500.00																	\$ 4,733,500.00
	430 - Other Source	\$ 33,400.00			\$ 1,701,441.39	\$ 250,000.00	\$ 158,400.00					\$ 400.00							\$ 2,143,641.39
	440 - Fines and Fees	\$ 203,850.00								\$ 150.00	\$ 7,000.00	\$ 5,500.00	\$ 6,000.00	\$ -					\$ 222,500.00
	450 - Other Source	\$ -												\$ 1,000.00					\$ 1,000.00
	460 - Interest	\$ 300,000.00		\$ 7,500.00			\$ 25,000.00									\$ 1,000.00	\$ 100,000.00	\$ 433,500.00	
	495 - Transfer-In	\$ -	\$ 280,000.00		\$ 288,000.00		\$ 45,712,091.01	\$ 308,100.00					\$ 1,000.00		\$ 40,000.00	\$ 150,000.00		\$ 500,000.00	\$ 47,279,191.01
Revenue Total:		\$ 14,147,650.00	\$ 280,000.00	\$ 3,832,747.78	\$ 1,989,441.39	\$ 250,000.00	\$ 45,895,491.01	\$ 308,100.00	\$ 45,000.00	\$ 150.00	\$ 7,000.00	\$ 5,900.00	\$ 7,000.00	\$ 1,000.00	\$ 50,000.00	\$ 151,000.00	\$ 1,751,500.00	\$ 1,800,000.00	\$ 70,521,980.18
Expense																			
	500 - Personnel Services	\$ 9,392,022.29			\$ 666,841.39														\$ 10,058,863.68
	520 - Commodities	\$ 627,550.00			\$ 134,000.00						\$ 3,000.00	\$ 5,900.00	\$ 2,500.00	\$ 1,000.00				\$ 500.00	\$ 774,450.00
	530 - Contractual Services	\$ 2,031,835.00			\$ 411,600.00			\$ 58,100.00			\$ 3,500.00		\$ 4,500.00	\$ -		\$ 5,000.00		\$ 15,300.00	\$ 2,529,835.00
	560 - Other Services	\$ 1,007,700.00			\$ 665,000.00				\$ 45,000.00	\$ 150.00	\$ 500.00							\$ 17,500.00	\$ 1,735,850.00
	600 - Capital Outlays	\$ 420,000.00	\$ 280,000.00		\$ 112,000.00		\$ 45,895,491.01	\$ 250,000.00							\$ 50,000.00	\$ 146,000.00		\$ 1,766,700.00	\$ 48,920,191.01
	650 - Other Sources (Uses)	\$ -		\$ 3,832,747.78	\$ -														\$ 3,832,747.78
	850 - Transfer-Out	\$ 388,000.00			\$ -	\$ 250,000.00											\$ 1,751,500.00		\$ 2,389,500.00
Expense Total:		\$ 13,867,107.29	\$ 280,000.00	\$ 3,832,747.78	\$ 1,989,441.39	\$ 250,000.00	\$ 45,895,491.01	\$ 308,100.00	\$ 45,000.00	\$ 150.00	\$ 7,000.00	\$ 5,900.00	\$ 7,000.00	\$ 1,000.00	\$ 50,000.00	\$ 151,000.00	\$ 1,751,500.00	\$ 1,800,000.00	\$ 70,241,437.47
Revenues Over(under) Expenditures		\$ 280,542.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,542.71
	Beginning Fund Balance @ 07/31	\$ 8,878,706.12	\$ 1,444,387.98	\$ 397,284.86	\$ 14,740,512.59	\$ 230,002.00	\$ 44,048,485.20	\$ 211,114.29	\$ 824,508.75	\$ 275.12	\$ 41,237.39	\$ 1,340.61	\$ 30,893.06	\$ 7,396.07	\$ 177,738.66	\$ 532,098.32	\$ 307,844.05	\$ 5,392,278.71	\$ 77,266,103.78
	Transfer-In Fund Balance		\$ 280,000.00				\$ 45,712,091.01	\$ 208,100.00					\$ 1,000.00		\$ 40,000.00	\$ 150,000.00		\$ 500,000.00	\$ 46,891,191.01
Ending Fund Balance		\$ 9,159,248.83	\$ 1,164,387.98	\$ 397,284.86	\$ 14,740,512.59	\$ 230,002.00	\$ (1,663,605.81)	\$ 3,014.29	\$ 824,508.75	\$ 275.12	\$ 41,237.39	\$ 1,340.61	\$ 29,893.06	\$ 7,396.07	\$ 137,738.66	\$ 382,098.32	\$ 307,844.05	\$ 4,892,278.71	\$ 30,655,455.48

**CITY OF MANVEL
PRELIMINARY
PROPOSED BUDGET FY2024**

**SECTION 7
BUDGET COMPARISON REPORT
GROUP SUMMARY**



Manvel, TX

Budget Comparison Report

Group Summary

Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 10 - General Fund							
Revenue							
400 - Ad Valorem Tax	3,810,078.73	4,401,664.53	5,322,468.71	4,875,000.00	6,015,500.00	1,140,500.00	23.39%
403 - Miscellaneous Tax	2,261,650.84	2,178,857.44	1,567,286.12	2,400,000.00	2,206,400.00	-193,600.00	-8.07%
410 - Franchise Fee	575,113.28	624,094.96	464,072.09	595,000.00	655,000.00	60,000.00	10.08%
420 - Licenses and Permits	4,648,181.71	4,515,975.86	2,973,599.73	5,070,646.00	4,733,500.00	-337,146.00	-6.65%
430 - Other Source	52,493.19	39,303.07	33,049.71	43,300.00	33,400.00	-9,900.00	-22.86%
440 - Fines and Fees	234,194.19	167,536.69	187,905.88	257,000.00	203,850.00	-53,150.00	-20.68%
460 - Interest	5,965.75	88,365.29	439,403.14	25,000.00	300,000.00	275,000.00	1,100.00%
495 - Transfer-In	0.00	0.00	800,000.00	800,000.00	0.00	-800,000.00	-100.00%
Total Revenue:	11,587,677.69	12,015,797.84	11,787,785.38	14,065,946.00	14,147,650.00	81,704.00	0.58%
Expense							
500 - Personnel Services	5,001,841.67	6,916,730.40	6,924,908.61	9,053,046.00	9,392,022.29	338,976.29	3.74%
520 - Commodities	337,345.08	474,036.06	413,732.24	520,450.00	627,550.00	107,100.00	20.58%
530 - Contractual Services	1,631,598.57	2,052,113.42	1,437,151.42	2,055,500.00	2,031,835.00	-23,665.00	-1.15%
560 - Other Services	773,770.46	1,007,146.73	747,389.74	1,426,950.00	1,007,700.00	-419,250.00	-29.38%
600 - Capital Outlays	665,555.01	1,093,776.96	335,756.52	320,000.00	420,000.00	100,000.00	31.25%
850 - Transfer-Out	2,198,239.66	0.00	690,000.00	690,000.00	388,000.00	-302,000.00	-43.77%
Total Expense:	10,608,350.45	11,543,803.57	10,548,938.53	14,065,946.00	13,867,107.29	-198,838.71	-1.41%
Total Fund: 10 - General Fund:	979,327.24	471,994.27	1,238,846.85	0.00	280,542.71	280,542.71	0.00%

Budget Comparison Report

				Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 12 - Vehicle/Equipment Replacement Fund							
Revenue							
430 - Other Source	285,173.43	345,057.53	27,595.00	0.00	0.00	0.00	0.00%
495 - Transfer-In	0.00	0.00	280,000.00	280,000.00	280,000.00	0.00	0.00%
Total Revenue:	285,173.43	345,057.53	307,595.00	280,000.00	280,000.00	0.00	0.00%
Expense							
560 - Other Services	112,891.00	161,504.00	0.00	0.00	0.00	0.00	0.00%
600 - Capital Outlays	2,162.95	0.00	230,298.39	280,000.00	280,000.00	0.00	0.00%
Total Expense:	115,053.95	161,504.00	230,298.39	280,000.00	280,000.00	0.00	0.00%
Total Fund: 12 - Vehicle/Equipment Replacement Fund:	170,119.48	183,553.53	77,296.61	0.00	0.00	0.00	0.00%

Budget Comparison Report

Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 30 - Debt Service Fund							
Revenue							
400 - Ad Valorem Tax	1,990,760.69	1,866,227.59	2,981,768.34	3,035,000.00	3,825,247.78	790,247.78	26.04%
430 - Other Source	93,510.00	90,000.00	0.00	0.00	0.00	0.00	0.00%
460 - Interest	2,403.13	14,311.80	35,164.32	7,500.00	7,500.00	0.00	0.00%
Total Revenue:	2,086,673.82	1,970,539.39	3,016,932.66	3,042,500.00	3,832,747.78	790,247.78	25.97%
Expense							
650 - Other Sources (Uses)	2,012,411.28	2,003,971.28	1,329,533.14	3,042,500.00	3,832,747.78	790,247.78	25.97%
Total Expense:	2,012,411.28	2,003,971.28	1,329,533.14	3,042,500.00	3,832,747.78	790,247.78	25.97%
Total Fund: 30 - Debt Service Fund:	74,262.54	-33,431.89	1,687,399.52	0.00	0.00	0.00	0.00%

Budget Comparison Report

Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 40 - Utilities Fund							
Revenue							
430 - Other Source	1,870,162.30	4,559,046.79	1,081,520.53	1,772,761.00	1,701,441.39	-71,319.61	-4.02%
495 - Transfer-In	100,000.00	0.00	0.00	0.00	288,000.00	288,000.00	0.00%
Total Revenue:	1,970,162.30	4,559,046.79	1,081,520.53	1,772,761.00	1,989,441.39	216,680.39	12.22%
Expense							
500 - Personnel Services	283,158.27	540,650.65	438,884.00	573,161.00	666,841.39	93,680.39	16.34%
520 - Commodities	59,948.06	100,089.28	70,501.16	77,000.00	134,000.00	57,000.00	74.03%
530 - Contractual Services	293,245.07	295,341.25	241,983.04	295,100.00	411,600.00	116,500.00	39.48%
560 - Other Services	714,888.09	749,693.19	248,706.16	635,500.00	665,000.00	29,500.00	4.64%
600 - Capital Outlays	0.00	0.00	142,015.00	112,000.00	112,000.00	0.00	0.00%
850 - Transfer-Out	0.00	0.00	80,000.00	80,000.00	0.00	-80,000.00	-100.00%
Total Expense:	1,351,239.49	1,685,774.37	1,222,089.36	1,772,761.00	1,989,441.39	216,680.39	12.22%
Total Fund: 40 - Utilities Fund:	618,922.81	2,873,272.42	-140,568.83	0.00	0.00	0.00	0.00%

Budget Comparison Report

Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 45 - Community Impact Fee Fund							
Revenue							
430 - Other Source	713,189.00	147,820.00	82,182.00	210,000.00	250,000.00	40,000.00	19.05%
460 - Interest	500.65	0.00	0.00	0.00	0.00	0.00	0.00%
Total Revenue:	713,689.65	147,820.00	82,182.00	210,000.00	250,000.00	40,000.00	19.05%
Expense							
560 - Other Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
850 - Transfer-Out	1,390,411.35	0.00	0.00	210,000.00	250,000.00	40,000.00	19.05%
Total Expense:	1,390,411.35	0.00	0.00	210,000.00	250,000.00	40,000.00	19.05%
Total Fund: 45 - Community Impact Fee Fund:	-676,721.70	147,820.00	82,182.00	0.00	0.00	0.00	0.00%

Budget Comparison Report

Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 50 - Capital Projects Fund							
Revenue							
430 - Other Source	609,513.06	121,530.92	35,139,836.83	158,400.00	158,400.00	0.00	0.00%
460 - Interest	7,689.81	82,747.47	702,333.15	25,000.00	25,000.00	0.00	0.00%
495 - Transfer-In	3,025,158.29	0.00	12,059,069.00	47,409,069.00	45,712,091.01	-1,696,977.99	-3.58%
Total Revenue:	3,642,361.16	204,278.39	47,901,238.98	47,592,469.00	45,895,491.01	-1,696,977.99	-3.57%
Expense							
500 - Personnel Services	84,609.76	0.00	0.00	0.00	0.00	0.00	0.00%
600 - Capital Outlays	4,242,584.29	5,072,485.70	2,067,591.11	47,762,397.00	45,895,491.01	-1,866,905.99	-3.91%
Total Expense:	4,327,194.05	5,072,485.70	2,067,591.11	47,762,397.00	45,895,491.01	-1,866,905.99	-3.91%
Total Fund: 50 - Capital Projects Fund:	-684,832.89	-4,868,207.31	45,833,647.87	-169,928.00	0.00	169,928.00	-100.00%

Budget Comparison Report

				Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 55 - Parks Fund							
Revenue							
495 - Transfer-In	429,100.00	0.00	308,100.00	333,100.00	308,100.00	-25,000.00	-7.51%
Total Revenue:	429,100.00	0.00	308,100.00	333,100.00	308,100.00	-25,000.00	-7.51%
Expense							
520 - Commodities	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
530 - Contractual Services	36,679.33	70,384.86	55,898.84	83,100.00	58,100.00	-25,000.00	-30.08%
600 - Capital Outlays	0.00	164,576.79	99.99	250,000.00	250,000.00	0.00	0.00%
Total Expense:	36,679.33	234,961.65	55,998.83	333,100.00	308,100.00	-25,000.00	-7.51%
Total Fund: 55 - Parks Fund:	392,420.67	-234,961.65	252,101.17	0.00	0.00	0.00	0.00%

Budget Comparison Report

				Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 60 - Hotel/Motel Tax Fund							
Revenue							
403 - Miscellaneous Tax	71,829.73	68,365.59	61,226.89	45,000.00	45,000.00	0.00	0.00%
Total Revenue:	71,829.73	68,365.59	61,226.89	45,000.00	45,000.00	0.00	0.00%
Expense							
560 - Other Services	3,598.00	75.00	76.50	45,000.00	45,000.00	0.00	0.00%
Total Expense:	3,598.00	75.00	76.50	45,000.00	45,000.00	0.00	0.00%
Total Fund: 60 - Hotel/Motel Tax Fund:	68,231.73	68,290.59	61,150.39	0.00	0.00	0.00	0.00%

Budget Comparison Report

				Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 61 - Municipal Jury Fund							
Revenue							
440 - Fines and Fees	37.77	150.07	140.33	150.00	150.00	0.00	0.00%
Total Revenue:	37.77	150.07	140.33	150.00	150.00	0.00	0.00%
Expense							
560 - Other Services	0.00	15.28	0.00	150.00	150.00	0.00	0.00%
Total Expense:	0.00	15.28	0.00	150.00	150.00	0.00	0.00%
Total Fund: 61 - Municipal Jury Fund:	37.77	134.79	140.33	0.00	0.00	0.00	0.00%

Budget Comparison Report

				Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 62 - Court Security Fund							
Revenue							
440 - Fines and Fees	6,645.11	7,623.84	7,077.51	7,000.00	7,000.00	0.00	0.00%
495 - Transfer-In	0.00	0.00	-8,000.00	8,000.00	0.00	-8,000.00	-100.00%
Total Revenue:	6,645.11	7,623.84	-922.49	15,000.00	7,000.00	-8,000.00	-53.33%
Expense							
520 - Commodities	0.00	3,355.46	0.00	8,000.00	3,000.00	-5,000.00	-62.50%
530 - Contractual Services	0.00	0.00	0.00	6,500.00	3,500.00	-3,000.00	-46.15%
560 - Other Services	0.00	0.00	0.00	500.00	500.00	0.00	0.00%
Total Expense:	0.00	3,355.46	0.00	15,000.00	7,000.00	-8,000.00	-53.33%
Total Fund: 62 - Court Security Fund:	6,645.11	4,268.38	-922.49	0.00	0.00	0.00	0.00%

Budget Comparison Report

Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 63 - Truancy Prevention Fund							
Revenue							
430 - Other Source	0.00	40.00	600.00	400.00	400.00	0.00	0.00%
440 - Fines and Fees	1,912.57	7,339.77	8,140.91	5,500.00	5,500.00	0.00	0.00%
Total Revenue:	1,912.57	7,379.77	8,740.91	5,900.00	5,900.00	0.00	0.00%
Expense							
500 - Personnel Services	0.00	798.51	0.00	0.00	0.00	0.00	0.00%
520 - Commodities	0.00	4,051.80	9,577.28	2,500.00	5,900.00	3,400.00	136.00%
530 - Contractual Services	0.00	0.00	0.00	2,400.00	0.00	-2,400.00	-100.00%
560 - Other Services	0.00	352.48	0.00	1,000.00	0.00	-1,000.00	-100.00%
Total Expense:	0.00	5,202.79	9,577.28	5,900.00	5,900.00	0.00	0.00%
Total Fund: 63 - Truancy Prevention Fund:	1,912.57	2,176.98	-836.37	0.00	0.00	0.00	0.00%

Budget Comparison Report

Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 64 - Court Technology Fund							
Revenue							
440 - Fines and Fees	5,933.34	4,751.43	5,797.64	5,500.00	6,000.00	500.00	9.09%
495 - Transfer-In	0.00	0.00	4,500.00	4,500.00	1,000.00	-3,500.00	-77.78%
Total Revenue:	5,933.34	4,751.43	10,297.64	10,000.00	7,000.00	-3,000.00	-30.00%
Expense							
520 - Commodities	11,732.58	1,375.00	0.00	7,500.00	2,500.00	-5,000.00	-66.67%
530 - Contractual Services	0.00	0.00	0.00	2,500.00	4,500.00	2,000.00	80.00%
Total Expense:	11,732.58	1,375.00	0.00	10,000.00	7,000.00	-3,000.00	-30.00%
Total Fund: 64 - Court Technology Fund:	-5,799.24	3,376.43	10,297.64	0.00	0.00	0.00	0.00%

Budget Comparison Report

				Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 65 - Law Enforcement Fund							
Revenue							
450 - Other Source	0.00	0.00	3,376.10	1,000.00	1,000.00	0.00	0.00%
Total Revenue:	0.00	0.00	3,376.10	1,000.00	1,000.00	0.00	0.00%
Expense							
520 - Commodities	0.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00%
Total Expense:	0.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00%
Total Fund: 65 - Law Enforcement Fund:	0.00	0.00	3,376.10	0.00	0.00	0.00	0.00%

Budget Comparison Report

Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 67 - PEG Fee Fund							
Revenue							
410 - Franchise Fee	18,321.40	16,955.92	5,335.12	10,000.00	10,000.00	0.00	0.00%
495 - Transfer-In	0.00	0.00	40,000.00	40,000.00	40,000.00	0.00	0.00%
Total Revenue:	18,321.40	16,955.92	45,335.12	50,000.00	50,000.00	0.00	0.00%
Expense							
600 - Capital Outlays	0.00	0.00	0.00	50,000.00	50,000.00	0.00	0.00%
Total Expense:	0.00	0.00	0.00	50,000.00	50,000.00	0.00	0.00%
Total Fund: 67 - PEG Fee Fund:	18,321.40	16,955.92	45,335.12	0.00	0.00	0.00	0.00%

Budget Comparison Report

Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 80 - SMDA Fund							
Revenue							
460 - Interest	295.84	3,004.26	16,948.82	1,000.00	1,000.00	0.00	0.00%
495 - Transfer-In	130,211.40	0.00	0.00	150,000.00	150,000.00	0.00	0.00%
Total Revenue:	130,507.24	3,004.26	16,948.82	151,000.00	151,000.00	0.00	0.00%
Expense							
530 - Contractual Services	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00%
600 - Capital Outlays	0.00	0.00	0.00	146,000.00	146,000.00	0.00	0.00%
Total Expense:	0.00	0.00	0.00	151,000.00	151,000.00	0.00	0.00%
Total Fund: 80 - SMDA Fund:	130,507.24	3,004.26	16,948.82	0.00	0.00	0.00	0.00%

Budget Comparison Report

Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 81 - TIRZ #3 Fund							
Revenue							
400 - Ad Valorem Tax	95,774.10	228,189.48	0.00	376,500.00	1,751,500.00	1,375,000.00	365.21%
403 - Miscellaneous Tax	0.00	39,654.57	0.00	0.00	0.00	0.00	0.00%
460 - Interest	44.58	0.00	0.00	0.00	0.00	0.00	0.00%
495 - Transfer-In	34,392.72	0.00	40,000.00	40,000.00	0.00	-40,000.00	-100.00%
Total Revenue:	130,211.40	267,844.05	40,000.00	416,500.00	1,751,500.00	1,335,000.00	320.53%
Expense							
850 - Transfer-Out	130,211.40	0.00	0.00	416,500.00	376,500.00	-40,000.00	-9.60%
Total Expense:	130,211.40	0.00	0.00	416,500.00	376,500.00	-40,000.00	-9.60%
Total Fund: 81 - TIRZ #3 Fund:	0.00	267,844.05	40,000.00	0.00	1,375,000.00	1,375,000.00	0.00%

Budget Comparison Report

Categor...	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 90 - Manvel Economic Development Fund							
Revenue							
403 - Miscellaneous Tax	1,130,825.43	1,109,256.01	606,580.51	1,200,000.00	1,200,000.00	0.00	0.00%
460 - Interest	3,924.33	26,834.97	113,428.49	5,000.00	100,000.00	95,000.00	1,900.00%
495 - Transfer-In	0.00	0.00	0.00	407,500.00	500,000.00	92,500.00	22.70%
Total Revenue:	1,134,749.76	1,136,090.98	720,009.00	1,612,500.00	1,800,000.00	187,500.00	11.63%
Expense							
520 - Commodities	30.05	134.99	0.00	500.00	500.00	0.00	0.00%
530 - Contractual Services	2,775.00	2,880.00	0.00	15,000.00	15,300.00	300.00	2.00%
560 - Other Services	7,668.75	8,805.46	1,360.00	17,000.00	17,500.00	500.00	2.94%
600 - Capital Outlays	93,510.00	181,523.00	0.00	1,580,000.00	1,766,700.00	186,700.00	11.82%
Total Expense:	103,983.80	193,343.45	1,360.00	1,612,500.00	1,800,000.00	187,500.00	11.63%
Total Fund: 90 - Manvel Economic Development Fund:	1,030,765.96	942,747.53	718,649.00	0.00	0.00	0.00	0.00%
Report Total:	2,124,120.69	-151,161.70	49,925,043.73	-169,928.00	1,655,542.71	1,825,470.71	-1,074.26%

**CITY OF MANVEL
PRELIMINARY
PROPOSED BUDGET FY2024**

**SECTION 8
BUDGET COMPARISON REPORT
ACCOUNT SUMMARY**



Manvel, TX

Budget Comparison Report

Account Summary

					Comparison 1 Budget	Comparison 1 to Parent Budget	
					Parent Budget		%
					2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)
Account Number		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul			
Fund: 10 - General Fund							
Revenue							
Department: 01 - Ad Valorem Tax Revenues							
Category: 400 - Ad Valorem Tax							
10-01-4000	Current Ad Valorem Tax Rev.	3,694,319.36	4,303,013.31	5,220,747.99	4,725,000.00	5,940,500.00	1,215,500.00 25.72%
10-01-4005	Personal Property Taxes	2,034.66	11,544.27	31,262.94	17,500.00	15,000.00	-2,500.00 -14.29%
10-01-4010	Delinquent Ad Valorem Tax Rev.	91,051.42	63,821.71	32,325.53	110,000.00	30,000.00	-80,000.00 -72.73%
10-01-4011	P&I on Ad Valorem Taxes	22,673.29	23,285.24	38,132.25	22,500.00	30,000.00	7,500.00 33.33%
Total Category: 400 - Ad Valorem Tax:		3,810,078.73	4,401,664.53	5,322,468.71	4,875,000.00	6,015,500.00	1,140,500.00 23.39%
Total Department: 01 - Ad Valorem Tax Revenues:		3,810,078.73	4,401,664.53	5,322,468.71	4,875,000.00	6,015,500.00	1,140,500.00 23.39%
Department: 02 - Miscellaneous Tax Revenues							
Category: 403 - Miscellaneous Tax							
10-02-4030	Sales Tax Revenues	2,261,650.84	2,218,512.01	1,567,286.12	2,400,000.00	2,240,000.00	-160,000.00 -6.67%
10-02-4031	Sales Tax Rebate	0.00	-39,654.57	0.00	0.00	-33,600.00	-33,600.00 0.00%
Total Category: 403 - Miscellaneous Tax:		2,261,650.84	2,178,857.44	1,567,286.12	2,400,000.00	2,206,400.00	-193,600.00 -8.07%
Total Department: 02 - Miscellaneous Tax Revenues:		2,261,650.84	2,178,857.44	1,567,286.12	2,400,000.00	2,206,400.00	-193,600.00 -8.07%
Department: 03 - Franchise Fees Revenues							
Category: 410 - Franchise Fee							
10-03-4101	Gas Franchise Fees	20,678.46	26,532.88	41,885.24	30,000.00	45,000.00	15,000.00 50.00%
10-03-4102	Electric Franchise Fees	320,488.19	322,810.24	221,580.62	325,000.00	330,000.00	5,000.00 1.54%
10-03-4103	Cable Franchise Fees	52,398.07	58,940.56	32,464.31	55,000.00	55,000.00	0.00 0.00%
10-03-4104	Telephone Franchise Fees	23,598.07	17,311.49	1,967.17	25,000.00	25,000.00	0.00 0.00%
10-03-4105	Solid Waste Franchise Fees	157,950.49	198,499.79	166,174.75	160,000.00	200,000.00	40,000.00 25.00%
Total Category: 410 - Franchise Fee:		575,113.28	624,094.96	464,072.09	595,000.00	655,000.00	60,000.00 10.08%
Total Department: 03 - Franchise Fees Revenues:		575,113.28	624,094.96	464,072.09	595,000.00	655,000.00	60,000.00 10.08%
Department: 04 - Licenses and Permits Revenues							
Category: 420 - Licenses and Permits							
10-04-4200	Permits CC Convenience Fees	49,317.06	32,144.34	0.00	55,000.00	0.00	-55,000.00 -100.00%
10-04-4203	Permits & Licenses	3,557,527.33	3,476,867.90	2,356,132.43	3,947,146.00	4,000,000.00	52,854.00 1.34%
10-04-4204	Licenses & Permits PD	4,385.00	7,982.71	6,287.50	7,500.00	7,500.00	0.00 0.00%
10-04-4206	Abandonment Fees	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00 0.00%

Budget Comparison Report

Account Number		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
10-04-4207	Plat Fees	149,834.46	109,865.17	93,124.24	120,000.00	100,000.00	-20,000.00	-16.67%
10-04-4208	Plan Reviews	839,915.86	842,015.74	493,055.56	900,000.00	600,000.00	-300,000.00	-33.33%
10-04-4209	Planned Unit Dev. Fees	23,152.00	0.00	0.00	0.00	0.00	0.00	0.00%
10-04-4210	Events Fees	50.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Category: 420 - Licenses and Permits:		4,625,181.71	4,469,875.86	2,949,599.73	5,030,646.00	4,708,500.00	-322,146.00	-6.40%
Total Department: 04 - Licenses and Permits Revenues:		4,625,181.71	4,469,875.86	2,949,599.73	5,030,646.00	4,708,500.00	-322,146.00	-6.40%
Department: 05 - Fines and Fees Revenues								
Category: 440 - Fines and Fees								
10-05-4400	Court Fines	226,480.06	164,488.39	183,988.26	250,000.00	200,000.00	-50,000.00	-20.00%
10-05-4401	Rev Court Fines	7,714.13	3,048.30	3,474.35	7,000.00	3,500.00	-3,500.00	-50.00%
10-05-4404	OMNI/TLFTA Revenue	0.00	0.00	443.27	0.00	350.00	350.00	0.00%
Total Category: 440 - Fines and Fees:		234,194.19	167,536.69	187,905.88	257,000.00	203,850.00	-53,150.00	-20.68%
Total Department: 05 - Fines and Fees Revenues:		234,194.19	167,536.69	187,905.88	257,000.00	203,850.00	-53,150.00	-20.68%
Department: 06 - Interest Revenues								
Category: 460 - Interest								
10-06-4600	Interest Income	5,965.75	88,365.29	439,403.14	25,000.00	300,000.00	275,000.00	1,100.00%
Total Category: 460 - Interest:		5,965.75	88,365.29	439,403.14	25,000.00	300,000.00	275,000.00	1,100.00%
Total Department: 06 - Interest Revenues:		5,965.75	88,365.29	439,403.14	25,000.00	300,000.00	275,000.00	1,100.00%
Department: 07 - Other Source Revenues								
Category: 420 - Licenses and Permits								
10-07-4721	Pipeline Application	0.00	7,000.00	0.00	0.00	0.00	0.00	0.00%
10-07-4723	Pipeline ROW Crossing Fees	23,000.00	39,100.00	24,000.00	40,000.00	25,000.00	-15,000.00	-37.50%
Total Category: 420 - Licenses and Permits:		23,000.00	46,100.00	24,000.00	40,000.00	25,000.00	-15,000.00	-37.50%
Category: 430 - Other Source								
10-07-4701	Skynet - Lease Rental	8,400.00	8,400.00	6,300.00	8,400.00	8,400.00	0.00	0.00%
10-07-4800	Insurance & Other Reimburseme	12,169.88	532.00	1,241.86	1,000.00	1,000.00	0.00	0.00%
10-07-4802	AISD Dispatch	8,000.00	12,000.00	12,000.00	12,000.00	12,000.00	0.00	0.00%
10-07-4803	TCLEOS	1,926.81	0.00	2,170.88	1,900.00	2,000.00	100.00	5.26%
10-07-4804	Sale/Disposition of Assets	5,780.00	0.00	0.00	0.00	0.00	0.00	0.00%
10-07-4808	Donations for City Events	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00%
10-07-4811	Other Income	16,216.50	18,371.07	9,836.97	20,000.00	10,000.00	-10,000.00	-50.00%
10-07-4840	MEDC Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Category: 430 - Other Source:		52,493.19	39,303.07	33,049.71	43,300.00	33,400.00	-9,900.00	-22.86%
Total Department: 07 - Other Source Revenues:		75,493.19	85,403.07	57,049.71	83,300.00	58,400.00	-24,900.00	-29.89%

Budget Comparison Report

				Comparison 1	Comparison 1		
				Parent Budget	Budget	to Parent Budget	
				2022-2023	2023-2024	Increase /	%
				2022-2023	2023-2024	(Decrease)	
Account Number		2020-2021	2021-2022	2022-2023			
		Total Activity	Total Activity	YTD Activity			
				Through Jul			
Department: 09 - Transfer-In Revenues							
Category: 495 - Transfer-In							
10-09-4999	Transfer In - Fund Balance	0.00	0.00	800,000.00	800,000.00	0.00	-800,000.00 -100.00%
Total Category: 495 - Transfer-In:		0.00	0.00	800,000.00	800,000.00	0.00	-800,000.00 -100.00%
Total Department: 09 - Transfer-In Revenues:		0.00	0.00	800,000.00	800,000.00	0.00	-800,000.00 -100.00%
Total Revenue:		11,587,677.69	12,015,797.84	11,787,785.38	14,065,946.00	14,147,650.00	81,704.00 0.58%
Expense							
Department: 10 - Administration Expenditure							
Category: 500 - Personnel Services							
10-10-5000	Salaries	687,788.12	856,552.98	1,034,702.85	1,159,014.00	882,326.73	-276,687.27 -23.87%
10-10-5001	Additional Compensation	71,065.22	29,987.85	0.00	95,000.00	88,101.83	-6,898.17 -7.26%
10-10-5002	Overtime	171.00	6.31	787.95	250.00	2,700.98	2,450.98 980.39%
10-10-5006	Longevity	1,740.00	1,980.00	2,280.00	2,280.00	1,980.00	-300.00 -13.16%
10-10-5009	Certification	0.00	0.00	10,000.00	0.00	0.00	0.00 0.00%
10-10-5010	FICA Expense	43,765.72	53,229.96	34,292.47	67,331.00	76,137.36	8,806.36 13.08%
10-10-5012	Unemployment Insurance	14,997.63	19,555.09	18,683.43	30,000.00	20,000.00	-10,000.00 -33.33%
10-10-5030	Health Insurance	43,634.91	70,072.86	69,963.50	85,776.00	72,345.60	-13,430.40 -15.66%
10-10-5031	Vision Insurance	729.56	815.51	737.87	893.00	709.92	-183.08 -20.50%
10-10-5032	Life & LTD	8,759.10	1,969.42	8,793.91	12,995.00	2,449.44	-10,545.56 -81.15%
10-10-5033	Dental	2,852.64	3,121.50	2,823.34	3,419.00	2,710.08	-708.92 -20.73%
10-10-5034	Retirement	76,483.85	96,402.94	118,234.62	89,919.00	99,625.48	9,706.48 10.79%
10-10-5035	Cell Phone Allowance	1,779.21	1,791.33	1,537.50	1,800.00	1,950.00	150.00 8.33%
10-10-5036	Auto Allowance	12,290.91	16,734.77	13,850.00	16,800.00	18,200.00	1,400.00 8.33%
10-10-5037	Pay Reimbursement	30,274.02	33,807.97	36,197.37	40,000.00	40,000.00	0.00 0.00%
10-10-5038	Flex	229.83	218.30	223.85	266.00	0.00	-266.00 -100.00%
10-10-5039	Flex Card - Health Ins	1,603.88	1,967.06	2,017.07	2,400.00	2,400.00	0.00 0.00%
10-10-5040	Workers Compensation	1,092.32	1,586.00	1,556.81	1,646.00	2,000.00	354.00 21.51%
Total Category: 500 - Personnel Services:		999,257.92	1,189,799.85	1,356,682.54	1,609,789.00	1,313,637.42	-296,151.58 -18.40%
Category: 520 - Commodities							
10-10-5220	Janitorial Supplies & Cleaning	19,364.03	22,723.60	21,118.48	25,000.00	25,000.00	0.00 0.00%
10-10-5222	Postage	1,372.11	3,641.89	4,153.22	2,500.00	17,500.00	15,000.00 600.00%
10-10-5230	Office Expense	10,983.90	7,240.87	3,791.94	7,500.00	7,500.00	0.00 0.00%
10-10-5240	Minor Tools & Equipment	234.29	594.95	716.48	1,000.00	1,000.00	0.00 0.00%
10-10-5260	Apparel	0.00	743.02	182.00	750.00	1,000.00	250.00 33.33%
Total Category: 520 - Commodities:		31,954.33	34,944.33	29,962.12	36,750.00	52,000.00	15,250.00 41.50%
Category: 530 - Contractual Services							
10-10-5320	Bank/Convenience Charges	0.00	0.00	7.10	0.00	0.00	0.00 0.00%
10-10-5340	Copier Lease/Maintenance	1,295.78	1,527.98	1,317.61	2,000.00	2,000.00	0.00 0.00%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2022-2023	2023-2024	Increase /	%
		2020-2021	2021-2022	2022-2023	2022-2023	2023-2024	(Decrease)	
		Total Activity	Total Activity	YTD Activity	2022-2023	2023-2024		
				Through Jul				
Account Number								
10-10-5362	Records Retention	1,547.72	1,484.94	870.00	2,000.00	2,000.00	0.00	0.00%
10-10-5380	Building Repair & Maintenance	67,632.27	49,163.22	32,342.53	50,000.00	50,000.00	0.00	0.00%
10-10-5400	Legal Fees	49,703.79	124,714.38	74,610.92	50,000.00	50,000.00	0.00	0.00%
10-10-5418	Employment Testing	2,150.00	140.00	0.00	300.00	300.00	0.00	0.00%
10-10-5420	Electricity	11,166.74	12,597.33	10,656.12	12,500.00	12,500.00	0.00	0.00%
10-10-5422	Electricity - Street Lights	45,358.87	45,043.32	39,345.98	50,000.00	50,000.00	0.00	0.00%
10-10-5423	Storm Recovery Charge	6,855.00	22,850.00	0.00	28,000.00	0.00	-28,000.00	-100.00%
10-10-5430	Gas Utilities	1,139.58	1,187.34	1,981.78	1,750.00	2,000.00	250.00	14.29%
10-10-5432	Rental Equipment	2,532.40	2,337.60	82.49	2,500.00	0.00	-2,500.00	-100.00%
10-10-5438	County Recording Fees	773.00	648.00	538.00	1,500.00	1,500.00	0.00	0.00%
10-10-5440	Computer Maintenance/Support	2,770.92	4,301.85	4,375.82	10,000.00	0.00	-10,000.00	-100.00%
10-10-5441	Computer Software	3,969.00	4,616.45	0.00	0.00	0.00	0.00	0.00%
10-10-5442	Website Administration	4,503.16	4,728.32	11,714.73	10,000.00	20,000.00	10,000.00	100.00%
10-10-5445	Telephone	53,237.19	49,506.57	44,241.54	55,000.00	55,000.00	0.00	0.00%
10-10-5476	Codification	5,863.07	1,225.00	5,357.89	6,000.00	6,000.00	0.00	0.00%
10-10-5507	MUD 43 Reimbursement	36,095.30	145,449.50	0.00	200,000.00	200,000.00	0.00	0.00%
10-10-5550	Radio Usage	1,968.00	984.00	0.00	3,000.00	3,000.00	0.00	0.00%
Total Category: 530 - Contractual Services:		298,561.79	472,505.80	227,442.51	484,550.00	454,300.00	-30,250.00	-6.24%
Category: 560 - Other Services								
10-10-5620	Council Expenses	14,943.66	20,154.66	8,851.77	20,000.00	20,000.00	0.00	0.00%
10-10-5621	Council Pay	0.00	12,400.00	32,622.01	38,000.00	43,000.00	5,000.00	13.16%
10-10-5622	Dues & Subscriptions	8,343.25	48,663.60	12,108.45	12,500.00	12,500.00	0.00	0.00%
10-10-5625	Publications	0.00	0.00	35.00	0.00	0.00	0.00	0.00%
10-10-5630	Insurance and Bonds	139,987.84	169,722.86	196,000.25	200,000.00	200,000.00	0.00	0.00%
10-10-5632	City Functions & Meetings	2,500.31	4,234.53	8,399.36	9,000.00	12,000.00	3,000.00	33.33%
10-10-5633	Public Notice Expense	4,970.81	2,350.01	3,487.08	5,000.00	11,000.00	6,000.00	120.00%
10-10-5645	Training & Travel	5,998.28	9,612.93	9,762.51	12,500.00	12,500.00	0.00	0.00%
10-10-5650	Mileage	0.00	0.00	102.25	500.00	500.00	0.00	0.00%
10-10-5676	Elections Expense	7,060.81	5,081.97	8,536.18	7,500.00	9,000.00	1,500.00	20.00%
10-10-5678	Holiday & Special Events	3,431.82	16,991.88	16,401.22	12,500.00	12,500.00	0.00	0.00%
10-10-5800	Eng/Consulting/Planning Fees	23,913.22	44,142.10	6,853.36	70,000.00	35,000.00	-35,000.00	-50.00%
Total Category: 560 - Other Services:		211,150.00	333,354.54	303,159.44	387,500.00	368,000.00	-19,500.00	-5.03%
Category: 850 - Transfer-Out								
10-10-8540	Transfer To - Utility Fund	100,000.00	0.00	0.00	0.00	0.00	0.00	0.00%
10-10-8582	Transfer To - Capital Projects Fur	1,634,746.94	0.00	0.00	0.00	0.00	0.00	0.00%
10-10-8592	Transfer To - Parks Fund	429,100.00	0.00	0.00	0.00	0.00	0.00	0.00%

Budget Comparison Report

Account Number		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
10-10-8594	Transfer To - TIRZ#3	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
	Total Category: 850 - Transfer-Out:	2,163,846.94	0.00	0.00	0.00	0.00	0.00	0.00%
	Total Department: 10 - Administration Expenditure:	3,704,770.98	2,030,604.52	1,917,246.61	2,518,589.00	2,187,937.42	-330,651.58	-13.13%
Department: 15 - Library Expenditures								
Category: 520 - Commodities								
10-15-5220	Janitorial Supplies & Cleaning	4,300.34	5,329.23	5,424.26	5,500.00	7,000.00	1,500.00	27.27%
10-15-5243	Small Furniture & Fixtures	158.30	0.00	840.00	1,500.00	1,500.00	0.00	0.00%
	Total Category: 520 - Commodities:	4,458.64	5,329.23	6,264.26	7,000.00	8,500.00	1,500.00	21.43%
Category: 530 - Contractual Services								
10-15-5380	Building Repair & Maintenance	264.80	5,077.31	2,624.75	2,500.00	2,500.00	0.00	0.00%
10-15-5420	Electricity	5,072.40	5,125.13	3,856.33	5,500.00	5,500.00	0.00	0.00%
10-15-5445	Telephone	1,070.21	1,435.64	977.78	1,500.00	1,500.00	0.00	0.00%
10-15-5459	Lease Expense - Library	68,700.00	69,600.00	66,700.00	72,500.00	76,560.00	4,060.00	5.60%
	Total Category: 530 - Contractual Services:	75,107.41	81,238.08	74,158.86	82,000.00	86,060.00	4,060.00	4.95%
Category: 560 - Other Services								
10-15-5670	Book Plan - Library	3,193.20	3,193.20	3,294.20	3,300.00	3,300.00	0.00	0.00%
	Total Category: 560 - Other Services:	3,193.20	3,193.20	3,294.20	3,300.00	3,300.00	0.00	0.00%
	Total Department: 15 - Library Expenditures:	82,759.25	89,760.51	83,717.32	92,300.00	97,860.00	5,560.00	6.02%
Department: 20 - Finance Expenditures								
Category: 500 - Personnel Services								
10-20-5000	Salaries	240,591.88	311,856.47	222,878.23	370,989.00	418,321.07	47,332.07	12.76%
10-20-5002	Overtime	445.15	522.68	1,844.28	500.00	4,137.51	3,637.51	727.50%
10-20-5006	Longevity	900.00	1,020.00	1,200.00	1,260.00	1,200.00	-60.00	-4.76%
10-20-5010	FICA Expense	21,860.39	23,570.24	16,642.19	28,515.00	32,409.88	3,894.88	13.66%
10-20-5030	Health Insurance	27,090.60	38,446.26	35,237.10	55,134.00	60,288.00	5,154.00	9.35%
10-20-5031	Vision Insurance	321.70	463.42	384.54	592.00	591.60	-0.40	-0.07%
10-20-5032	Life & LTD	911.41	1,205.09	896.54	1,594.00	2,041.20	447.20	28.06%
10-20-5033	Dental	1,046.75	1,769.08	1,652.44	2,258.00	2,258.40	0.40	0.02%
10-20-5034	Retirement	24,243.02	34,449.35	23,372.36	38,291.00	42,408.22	4,117.22	10.75%
10-20-5038	Flex Admin Expense	130.33	173.90	135.05	222.00	0.00	-222.00	-100.00%
10-20-5039	Flex Card - Health Ins	853.11	1,566.98	1,200.24	2,000.00	2,000.00	0.00	0.00%
10-20-5040	Workers Compensation	467.84	602.00	659.23	697.00	800.00	103.00	14.78%
	Total Category: 500 - Personnel Services:	318,862.18	415,645.47	306,102.20	502,052.00	566,455.88	64,403.88	12.83%
Category: 520 - Commodities								
10-20-5230	Office Expense	3,574.96	3,251.08	6,839.51	4,000.00	7,000.00	3,000.00	75.00%
10-20-5240	Minor Tools & Equipment	2,114.96	21.10	69.33	2,000.00	2,000.00	0.00	0.00%

Budget Comparison Report

Account Number		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
10-20-5260	Apparel	0.00	56.00	54.00	500.00	500.00	0.00	0.00%
Total Category: 520 - Commodities:		5,689.92	3,328.18	6,962.84	6,500.00	9,500.00	3,000.00	46.15%
Category: 530 - Contractual Services								
10-20-5418	Employment Testing	0.00	0.00	140.00	300.00	300.00	0.00	0.00%
10-20-5440	Computer Maintenance/Support	17,741.68	53,360.10	87,087.14	50,000.00	40,000.00	-10,000.00	-20.00%
10-20-5450	Tax Assessor Fees	3,012.84	2,398.40	3,711.21	4,000.00	4,000.00	0.00	0.00%
10-20-5475	Accounting Fee Expense	3,500.00	3,500.00	0.00	4,750.00	5,500.00	750.00	15.79%
10-20-5477	Audit & Professional Fees	16,961.00	32,560.00	22,910.00	30,000.00	33,000.00	3,000.00	10.00%
10-20-5479	Appraisal Fees	34,761.56	37,822.62	45,527.00	48,000.00	48,000.00	0.00	0.00%
Total Category: 530 - Contractual Services:		75,977.08	129,641.12	159,375.35	137,050.00	130,800.00	-6,250.00	-4.56%
Category: 560 - Other Services								
10-20-5615	Bank/Credit Card Processing Fee	95.00	0.00	0.00	0.00	0.00	0.00	0.00%
10-20-5622	Dues & Subscriptions	690.00	1,124.53	919.00	1,250.00	1,250.00	0.00	0.00%
10-20-5645	Training & Travel	865.00	2,244.00	4,798.75	6,000.00	13,000.00	7,000.00	116.67%
10-20-5650	Mileage	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Category: 560 - Other Services:		1,650.00	3,368.53	5,717.75	7,250.00	14,250.00	7,000.00	96.55%
Total Department: 20 - Finance Expenditures:		402,179.18	551,983.30	478,158.14	652,852.00	721,005.88	68,153.88	10.44%
Department: 25 - Information Technology Expenditures								
Category: 500 - Personnel Services								
10-25-5000	Salaries	152,277.84	221,020.68	199,214.54	278,316.00	258,413.54	-19,902.46	-7.15%
10-25-5006	Longevity	180.00	300.00	300.00	300.00	180.00	-120.00	-40.00%
10-25-5007	Part Time Wages	7,460.00	0.00	0.00	0.00	0.00	0.00	0.00%
10-25-5010	FICA Expense	12,045.21	16,912.12	14,747.69	21,429.00	19,782.41	-1,646.59	-7.68%
10-25-5030	Health Insurance	13,022.36	28,569.61	34,403.48	44,107.00	48,230.40	4,123.40	9.35%
10-25-5031	Vision Insurance	215.36	1,156.92	372.22	473.00	473.28	0.28	0.06%
10-25-5032	Life Insurance & LTD	595.08	806.15	828.58	1,205.00	1,632.96	427.96	35.52%
10-25-5033	Dental Insurance	896.21	1,307.99	1,420.91	1,807.00	1,806.72	-0.28	-0.02%
10-25-5034	Retirement	15,421.55	23,625.41	21,435.07	28,775.00	25,885.21	-2,889.79	-10.04%
10-25-5035	Cell Phone Allowance	855.11	1,471.35	579.81	1,500.00	0.00	-1,500.00	-100.00%
10-25-5038	Flex Spend Admin	95.41	86.03	106.37	178.00	0.00	-178.00	-100.00%
10-25-5039	Flex Card Spending	793.61	775.16	958.52	1,600.00	1,600.00	0.00	0.00%
10-25-5040	Workers Compensation	225.14	416.00	495.61	524.00	575.00	51.00	9.73%
Total Category: 500 - Personnel Services:		204,082.88	296,447.42	274,862.80	380,214.00	358,579.52	-21,634.48	-5.69%
Category: 520 - Commodities								
10-25-5225	Fuel	0.00	0.00	102.62	1,000.00	1,000.00	0.00	0.00%
10-25-5230	Office Expense	7,220.67	7,485.98	3,867.02	7,000.00	7,000.00	0.00	0.00%

Budget Comparison Report

Account Number		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
10-25-5240	Minor Tools & Equipment	7,514.84	6,118.78	4,250.59	6,500.00	6,500.00	0.00	0.00%
	Total Category: 520 - Commodities:	14,735.51	13,604.76	8,220.23	14,500.00	14,500.00	0.00	0.00%
	Category: 530 - Contractual Services							
10-25-5418	Employment Testing	0.00	416.42	140.00	300.00	300.00	0.00	0.00%
10-25-5440	Computer Maintenance/Support	58,477.37	112,422.61	58,957.12	70,000.00	70,000.00	0.00	0.00%
10-25-5441	Computer Software	17,182.31	23,988.51	10,377.02	25,000.00	25,000.00	0.00	0.00%
10-25-5443	Computer Replacement	14,149.09	25,008.36	10,245.23	20,000.00	20,000.00	0.00	0.00%
10-25-5446	Uniforms	302.00	845.50	377.00	750.00	750.00	0.00	0.00%
	Total Category: 530 - Contractual Services:	90,110.77	162,681.40	80,096.37	116,050.00	116,050.00	0.00	0.00%
	Category: 560 - Other Services							
10-25-5622	Dues & Subscriptions	47,225.46	53,089.29	55,321.81	140,000.00	140,000.00	0.00	0.00%
10-25-5645	Training & Travel	5,565.80	11,560.72	4,723.30	15,000.00	15,000.00	0.00	0.00%
10-25-5800	Professional Services	1,650.00	0.00	0.00	0.00	0.00	0.00	0.00%
	Total Category: 560 - Other Services:	54,441.26	64,650.01	60,045.11	155,000.00	155,000.00	0.00	0.00%
	Total Department: 25 - Information Technology Expenditures:	363,370.42	537,383.59	423,224.51	665,764.00	644,129.52	-21,634.48	-3.25%
	Department: 30 - Municipal Court Expenditures							
	Category: 500 - Personnel Services							
10-30-5000	Salaries	160,294.31	164,897.78	137,381.70	175,505.00	196,704.51	21,199.51	12.08%
10-30-5002	Overtime	1,910.60	725.01	1,088.84	1,000.00	3,314.03	2,314.03	231.40%
10-30-5006	Longevity	960.00	60.00	240.00	240.00	300.00	60.00	25.00%
10-30-5009	Certification	0.00	37.50	1,062.50	1,800.00	1,950.00	150.00	8.33%
10-30-5010	FICA Expense	11,866.96	12,564.93	10,283.57	13,659.00	15,473.54	1,814.54	13.28%
10-30-5030	Health Insurance	18,313.38	28,894.70	26,932.27	33,080.00	36,172.80	3,092.80	9.35%
10-30-5031	Vision Insurance	302.85	347.57	293.33	355.00	354.96	-0.04	-0.01%
10-30-5032	Life & LTD	554.21	562.83	480.22	664.00	1,224.72	560.72	84.45%
10-30-5033	Dental	1,260.20	1,326.81	1,119.79	1,355.00	1,355.04	0.04	0.00%
10-30-5034	Retirement	14,298.46	15,136.69	11,888.04	15,259.00	16,243.08	984.08	6.45%
10-30-5035	Cell Phone Allowance	0.00	0.00	150.00	0.00	0.00	0.00	0.00%
10-30-5038	Flex	106.12	130.43	89.72	133.00	250.00	117.00	87.97%
10-30-5039	Flex Card - Health Ins	882.61	1,175.24	808.49	1,200.00	1,200.00	0.00	0.00%
10-30-5040	Workers Compensation	298.11	429.00	315.90	334.00	450.00	116.00	34.73%
	Total Category: 500 - Personnel Services:	211,047.81	226,288.49	192,134.37	244,584.00	274,992.68	30,408.68	12.43%
	Category: 520 - Commodities							
10-30-5222	Postage	2,012.70	2,974.49	2,721.45	2,500.00	3,500.00	1,000.00	40.00%
10-30-5230	Office Expense	4,215.57	2,619.94	2,464.32	3,000.00	4,000.00	1,000.00	33.33%
10-30-5240	Minor Tools & Equipment	759.49	655.48	0.00	1,000.00	0.00	-1,000.00	-100.00%

Budget Comparison Report

Account Number		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
10-30-5260	Apparel	0.00	0.00	0.00	750.00	500.00	-250.00	-33.33%
Total Category: 520 - Commodities:		6,987.76	6,249.91	5,185.77	7,250.00	8,000.00	750.00	10.34%
Category: 530 - Contractual Services								
10-30-5405	Jail Housing	0.00	180.00	0.00	0.00	0.00	0.00	0.00%
10-30-5418	Employment Testing	0.00	0.00	57.57	150.00	150.00	0.00	0.00%
10-30-5440	Computer Maintenance/Support	11,268.07	9,029.87	757.57	13,000.00	12,500.00	-500.00	-3.85%
10-30-5445	Telephone	635.18	455.88	341.91	1,000.00	700.00	-300.00	-30.00%
10-30-5448	Court Interpreter	3,119.78	464.63	445.10	1,500.00	2,000.00	500.00	33.33%
10-30-5451	Prosecuting Attorney	31,487.50	31,778.73	50,062.50	35,000.00	40,000.00	5,000.00	14.29%
10-30-5580	Warrant Fees	24,186.07	6,015.61	729.63	15,000.00	10,000.00	-5,000.00	-33.33%
Total Category: 530 - Contractual Services:		70,696.60	47,924.72	52,394.28	65,650.00	65,350.00	-300.00	-0.46%
Category: 560 - Other Services								
10-30-5615	Credit Card Processing Fees	5,282.87	4,581.50	5,431.97	4,000.00	7,000.00	3,000.00	75.00%
10-30-5622	Dues & Subscriptions	3,460.00	110.00	265.14	4,000.00	2,000.00	-2,000.00	-50.00%
10-30-5634	Jury cost	777.50	0.00	0.00	0.00	0.00	0.00	0.00%
10-30-5645	Training & Travel	2,900.00	2,497.85	672.50	4,000.00	4,000.00	0.00	0.00%
10-30-5650	Mileage	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Category: 560 - Other Services:		12,420.37	7,189.35	6,369.61	12,000.00	13,000.00	1,000.00	8.33%
Total Department: 30 - Municipal Court Expenditures:		301,152.54	287,652.47	256,084.03	329,484.00	361,342.68	31,858.68	9.67%
Department: 40 - Development Services Expenditures								
Category: 500 - Personnel Services								
10-40-5000	Salaries	235,615.02	489,814.91	539,039.06	653,172.00	720,258.62	67,086.62	10.27%
10-40-5002	Overtime	858.84	3,466.30	3,230.99	2,000.00	8,025.09	6,025.09	301.25%
10-40-5006	Longevity	1,200.00	1,440.00	1,800.00	1,800.00	2,460.00	660.00	36.67%
10-40-5010	FICA Expense	16,872.86	37,015.00	40,545.56	50,258.00	55,901.88	5,643.88	11.23%
10-40-5030	Health Insurance	32,898.17	68,456.42	89,556.37	99,241.00	120,576.00	21,335.00	21.50%
10-40-5031	Vision Insurance	390.38	810.99	973.67	1,065.00	1,183.20	118.20	11.10%
10-40-5032	Life & LTD	810.20	1,940.78	4,627.69	2,815.00	4,082.40	1,267.40	45.02%
10-40-5033	Dental	1,623.84	5,543.89	1,397.35	4,065.00	4,516.80	451.80	11.11%
10-40-5034	Retirement	23,868.16	51,696.09	58,469.35	67,487.00	73,147.45	5,660.45	8.39%
10-40-5038	Flex	145.13	275.35	344.36	400.00	450.00	50.00	12.50%
10-40-5039	Flex Card - Health Ins	1,207.08	1,992.07	3,075.61	3,600.00	4,000.00	400.00	11.11%
10-40-5040	Workers Compensation	425.37	1,255.00	1,161.46	1,228.00	575.00	-653.00	-53.18%
Total Category: 500 - Personnel Services:		315,915.05	663,706.80	744,221.47	887,131.00	995,176.44	108,045.44	12.18%
Category: 520 - Commodities								
10-40-5225	Fuel	0.00	0.00	288.23	1,000.00	600.00	-400.00	-40.00%
10-40-5230	Office Expense	3,660.83	5,891.45	4,606.20	4,000.00	6,500.00	2,500.00	62.50%
10-40-5240	Minor Tools & Equipment	11,487.61	6,206.50	11,654.28	12,500.00	15,000.00	2,500.00	20.00%

Budget Comparison Report

Account Number		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
10-40-5260	Apparel	0.00	1,357.00	458.00	1,000.00	1,000.00	0.00	0.00%
Total Category: 520 - Commodities:		15,148.44	13,454.95	17,006.71	18,500.00	23,100.00	4,600.00	24.86%
Category: 530 - Contractual Services								
10-40-5360	Plat Fees	4,085.88	245.68	0.00	0.00	0.00	0.00	0.00%
10-40-5412	Plan Reviews	128,314.27	129,645.56	104,445.45	150,000.00	110,000.00	-40,000.00	-26.67%
10-40-5418	Employment Testing	0.00	1,412.00	0.00	750.00	750.00	0.00	0.00%
10-40-5439	Inspections	402,152.50	502,999.50	277,441.61	475,000.00	350,000.00	-125,000.00	-26.32%
10-40-5440	Computer Maintenance/Support	17,337.76	55,178.77	25,800.00	30,000.00	52,225.00	22,225.00	74.08%
Total Category: 530 - Contractual Services:		551,890.41	689,481.51	407,687.06	655,750.00	512,975.00	-142,775.00	-21.77%
Category: 560 - Other Services								
10-40-5615	Credit Card Processing Fees	57,963.46	35,277.34	1,520.60	30,000.00	5,000.00	-25,000.00	-83.33%
10-40-5622	Dues & Subscriptions	0.00	314.51	1,209.00	1,500.00	1,500.00	0.00	0.00%
10-40-5638	Vehicle Maintance	0.00	0.00	0.00	0.00	2,500.00	2,500.00	0.00%
10-40-5645	Training & Travel	2,056.32	3,661.75	5,429.16	6,000.00	8,000.00	2,000.00	33.33%
10-40-5650	Mileage	16.75	0.00	0.00	0.00	250.00	250.00	0.00%
10-40-5700	Vehicle/Equip Replacement Fees	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00%
10-40-5800	Eng/Consulting/Planning Fees	21,543.35	0.00	0.00	0.00	0.00	0.00	0.00%
Total Category: 560 - Other Services:		81,579.88	46,753.60	8,158.76	37,500.00	17,250.00	-20,250.00	-54.00%
Total Department: 40 - Development Services Expenditures:		964,533.78	1,413,396.86	1,177,074.00	1,598,881.00	1,548,501.44	-50,379.56	-3.15%
Department: 50 - Public Works Expenditures								
Category: 500 - Personnel Services								
10-50-5000	Salaries	389,710.60	572,457.44	537,633.28	719,705.00	709,822.77	-9,882.23	-1.37%
10-50-5002	Overtime	4,612.23	4,170.88	6,249.23	3,500.00	19,369.60	15,869.60	453.42%
10-50-5006	Longevity	1,680.00	1,320.00	1,980.00	2,040.00	2,460.00	420.00	20.59%
10-50-5007	Part Time Wages	3,956.68	472.50	630.00	4,550.00	6,000.00	1,450.00	31.87%
10-50-5010	FICA Expense	28,381.96	43,131.47	40,123.26	55,921.00	56,220.03	299.03	0.53%
10-50-5030	Health Insurance	73,477.71	99,465.23	117,262.27	154,375.00	156,748.80	2,373.80	1.54%
10-50-5031	Vision Insurance	871.87	1,205.39	1,264.54	1,656.00	1,538.16	-117.84	-7.12%
10-50-5032	Life & LTD	1,570.89	2,178.65	2,264.33	3,226.00	5,307.12	2,081.12	64.51%
10-50-5033	Dental	3,626.73	4,545.03	4,883.79	6,324.00	5,871.84	-452.16	-7.15%
10-50-5034	Retirement	39,825.86	63,578.69	56,217.19	74,624.00	73,563.73	-1,060.27	-1.42%
10-50-5035	Cell Phone Allowance	929.07	1,225.16	1,450.00	1,200.00	3,250.00	2,050.00	170.83%
10-50-5038	Flex	354.05	415.60	435.68	622.00	700.00	78.00	12.54%
10-50-5039	Flex Card - Health Ins	2,978.18	2,875.57	3,925.79	5,599.00	5,200.00	-399.00	-7.13%
10-50-5040	Workers Compensation	9,374.54	16,238.00	13,075.85	13,825.00	15,000.00	1,175.00	8.50%
Total Category: 500 - Personnel Services:		561,350.37	813,279.61	787,395.21	1,047,167.00	1,061,052.05	13,885.05	1.33%
Category: 520 - Commodities								
10-50-5212	Safety Equipment/Supplies	5,427.05	9,189.86	6,077.16	7,000.00	7,000.00	0.00	0.00%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Parent Budget	Budget	to Parent Budget	%
					2022-2023	2023-2024	Increase /	
					2022-2023	2023-2024	(Decrease)	
Account Number		2020-2021	2021-2022	2022-2023				
		Total Activity	Total Activity	YTD Activity				
				Through Jul				
10-50-5220	Janitorial Supplies & Cleaning	5,521.42	7,407.12	6,940.22	8,000.00	8,000.00	0.00	0.00%
10-50-5225	Fuel	34,135.34	65,272.96	61,660.55	60,000.00	65,000.00	5,000.00	8.33%
10-50-5230	Office Expense	5,840.17	8,819.69	4,420.50	5,000.00	5,000.00	0.00	0.00%
10-50-5235	Street Signs	20,778.28	36,668.33	21,701.07	50,000.00	50,000.00	0.00	0.00%
10-50-5240	Minor Tools & Equipment	16,493.51	18,222.20	12,456.62	15,000.00	20,000.00	5,000.00	33.33%
10-50-5250	Road Materials	58,575.77	31,471.28	50,438.16	60,000.00	60,000.00	0.00	0.00%
Total Category: 520 - Commodities:		146,771.54	177,051.44	163,694.28	205,000.00	215,000.00	10,000.00	4.88%
Category: 530 - Contractual Services								
10-50-5376	Sidewalk Repairs	28,694.69	57,382.27	40,485.37	35,000.00	50,000.00	15,000.00	42.86%
10-50-5418	Employment Testing	0.00	1,512.00	980.00	600.00	600.00	0.00	0.00%
10-50-5420	Electricity	0.00	3,095.86	2,609.48	3,500.00	4,500.00	1,000.00	28.57%
10-50-5421	Electrical Service	2,845.41	0.00	0.00	0.00	0.00	0.00	0.00%
10-50-5432	Rental Equipment	32,739.33	51,663.41	33,526.48	35,000.00	45,000.00	10,000.00	28.57%
10-50-5436	Communications Expense	2,983.35	4,655.15	9,738.16	3,000.00	10,000.00	7,000.00	233.33%
10-50-5437	Striping	29,787.88	26,860.65	31,506.73	30,000.00	35,000.00	5,000.00	16.67%
10-50-5445	Telephone	138.73	0.00	612.80	0.00	0.00	0.00	0.00%
10-50-5446	Uniforms	12,647.80	17,995.81	14,779.06	20,000.00	20,000.00	0.00	0.00%
10-50-5455	Leased Property	1,028.50	1,028.50	2,400.00	1,500.00	1,500.00	0.00	0.00%
10-50-5456	Ditch Mowing	42,891.34	25,144.44	28,255.91	35,000.00	35,000.00	0.00	0.00%
10-50-5457	Clean up/Trash Disposal	7,086.79	2,539.49	3,195.00	7,500.00	7,500.00	0.00	0.00%
10-50-5550	Radio Usage	5,412.00	5,412.00	0.00	5,500.00	5,500.00	0.00	0.00%
10-50-5570	Drainage	72,258.89	57,588.97	40,806.54	60,000.00	60,000.00	0.00	0.00%
Total Category: 530 - Contractual Services:		238,514.71	254,878.55	208,895.53	236,600.00	274,600.00	38,000.00	16.06%
Category: 560 - Other Services								
10-50-5635	Building Repair/Maintenance	17,632.52	20,484.49	16,094.94	30,000.00	30,000.00	0.00	0.00%
10-50-5638	Vehicle Repair/Maintenance	46,832.44	88,828.50	53,113.89	50,000.00	50,000.00	0.00	0.00%
10-50-5640	Street Repairs	45,388.33	71,585.97	135,461.54	125,000.00	125,000.00	0.00	0.00%
10-50-5645	Training & Travel	4,833.56	9,361.41	5,748.48	8,000.00	8,000.00	0.00	0.00%
10-50-5700	Vehicle/Equip Replacement Fees	90,000.00	95,000.00	0.00	0.00	0.00	0.00	0.00%
Total Category: 560 - Other Services:		204,686.85	285,260.37	210,418.85	213,000.00	213,000.00	0.00	0.00%
Category: 600 - Capital Outlays								
10-50-6030	Capital Outlay - Vehicle	436,589.50	183,603.90	0.00	0.00	0.00	0.00	0.00%
10-50-6035	Capital Outlay - Street Reconstru	0.00	128,076.79	317,583.22	300,000.00	400,000.00	100,000.00	33.33%
Total Category: 600 - Capital Outlays:		436,589.50	311,680.69	317,583.22	300,000.00	400,000.00	100,000.00	33.33%
Total Department: 50 - Public Works Expenditures:		1,587,912.97	1,842,150.66	1,687,987.09	2,001,767.00	2,163,652.05	161,885.05	8.09%
Department: 70 - Fire Marshal/Code Enforcement Expenditures								
Category: 500 - Personnel Services								
10-70-5000	Salaries	87,533.01	122,931.02	77,616.28	158,448.00	194,393.36	35,945.36	22.69%

Budget Comparison Report

						Comparison 1 Budget	Comparison 1 to Parent Budget	
		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget 2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	%
Account Number								
10-70-5002	Overtime	245.98	2,099.31	0.00	500.00	3,487.50	2,987.50	597.50%
10-70-5006	Longevity	780.00	840.00	0.00	0.00	60.00	60.00	0.00%
10-70-5010	FICA Expense	6,568.04	9,627.60	5,952.82	12,251.00	15,192.20	2,941.20	24.01%
10-70-5030	Health Insurance	13,195.70	17,837.53	9,403.73	22,054.00	24,115.20	2,061.20	9.35%
10-70-5031	Vision Insurance	156.35	214.45	101.07	237.00	236.64	-0.36	-0.15%
10-70-5032	Life & LTD	319.82	463.23	330.46	681.00	816.48	135.48	19.89%
10-70-5033	Dental	651.45	818.67	385.81	903.00	903.36	0.36	0.04%
10-70-5034	Retirement	9,076.15	13,916.65	8,040.70	16,451.00	19,878.95	3,427.95	20.84%
10-70-5035	Cell Phone Allowance	0.00	290.42	511.54	1,200.00	650.00	-550.00	-45.83%
10-70-5038	Flex	84.74	47.72	38.09	89.00	150.00	61.00	68.54%
10-70-5039	Flex Card - Health Ins	561.48	160.37	341.74	800.00	800.00	0.00	0.00%
10-70-5040	Workers Compensation	788.24	1,376.00	4,157.79	4,396.00	5,000.00	604.00	13.74%
Total Category: 500 - Personnel Services:		119,960.96	170,622.97	106,880.03	218,010.00	265,683.69	47,673.69	21.87%
Category: 520 - Commodities								
10-70-5217	Public Education & Materials	0.00	202.00	0.00	500.00	500.00	0.00	0.00%
10-70-5222	Postage	15.15	465.80	26.88	200.00	200.00	0.00	0.00%
10-70-5225	Fuel	1,862.19	4,616.54	1,671.99	6,000.00	6,000.00	0.00	0.00%
10-70-5230	Office Expense	894.23	5,298.09	303.40	1,500.00	1,500.00	0.00	0.00%
10-70-5240	Minor Tools & Equipment	21,539.00	18,666.17	12,422.14	7,500.00	7,500.00	0.00	0.00%
Total Category: 520 - Commodities:		24,310.57	29,248.60	14,424.41	15,700.00	15,700.00	0.00	0.00%
Category: 530 - Contractual Services								
10-70-5400	Legal Fees	5,175.00	0.00	0.00	0.00	0.00	0.00	0.00%
10-70-5418	Employment Testing	0.00	280.00	0.00	150.00	150.00	0.00	0.00%
10-70-5432	Rental Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
10-70-5440	Computer Maintenance/Support	4,920.00	8,807.89	12,604.55	7,500.00	15,000.00	7,500.00	100.00%
10-70-5441	Computer Software	0.00	5,560.57	0.00	0.00	0.00	0.00	0.00%
10-70-5445	Telephone	7,405.02	6,175.63	5,096.64	6,500.00	7,800.00	1,300.00	20.00%
10-70-5446	Uniforms	1,474.53	1,999.00	842.00	2,000.00	2,000.00	0.00	0.00%
10-70-5452	Code Enforcement/Abatement	2,420.00	11,827.00	0.00	0.00	0.00	0.00	0.00%
10-70-5550	Radio Usage	2,952.00	2,952.00	0.00	3,250.00	3,250.00	0.00	0.00%
Total Category: 530 - Contractual Services:		24,346.55	37,602.09	18,543.19	19,400.00	28,200.00	8,800.00	45.36%
Category: 560 - Other Services								
10-70-5622	Dues & Subscriptions	176.94	322.17	111.61	3,150.00	3,150.00	0.00	0.00%
10-70-5638	Vehicle Repair/Maintenance	4,574.30	4,584.36	1,380.35	3,000.00	4,500.00	1,500.00	50.00%
10-70-5645	Training & Travel	1,430.31	1,242.64	1,809.71	4,000.00	4,000.00	0.00	0.00%
10-70-5660	Investigative Expense	0.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00%
10-70-5700	Vehicle/Equip Replacement Fees	20,000.00	20,000.00	3,465.23	0.00	0.00	0.00	0.00%

Budget Comparison Report

Account Number		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Comparison 1 Budget		Comparison 1 to Parent Budget	
					Parent Budget 2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	%
10-70-5800	Professional Services	17,227.50	26,197.50	0.00	0.00	0.00	0.00	0.00%
	Total Category: 560 - Other Services:	43,409.05	52,346.67	6,766.90	11,150.00	12,650.00	1,500.00	13.45%
	Category: 600 - Capital Outlays							
10-70-6030	Capital Outlay - Vehicle	0.00	35,704.75	0.00	0.00	0.00	0.00	0.00%
	Total Category: 600 - Capital Outlays:	0.00	35,704.75	0.00	0.00	0.00	0.00	0.00%
	Total Department: 70 - Fire Marshal/Code Enforcement Expendit...	212,027.13	325,525.08	146,614.53	264,260.00	322,233.69	57,973.69	21.94%
	Department: 71 - Emergency Management Expenditures							
	Category: 500 - Personnel Services							
10-71-5000	Salaries - Disaster	912.98	0.00	0.00	0.00	0.00	0.00	0.00%
10-71-5002	Overtime - Disaster	3,731.57	0.00	0.00	0.00	0.00	0.00	0.00%
10-71-5010	FICA Expense - Disaster	337.19	0.00	0.00	0.00	0.00	0.00	0.00%
10-71-5034	Retirement - Disaster	444.73	0.00	0.00	0.00	0.00	0.00	0.00%
	Total Category: 500 - Personnel Services:	5,426.47	0.00	0.00	0.00	0.00	0.00	0.00%
	Category: 520 - Commodities							
10-71-5225	Fuel	1,179.66	0.00	0.00	0.00	0.00	0.00	0.00%
10-71-5240	Minor Tools & Equipment	600.00	3,295.64	15.00	20,000.00	20,000.00	0.00	0.00%
	Total Category: 520 - Commodities:	1,779.66	3,295.64	15.00	20,000.00	20,000.00	0.00	0.00%
	Category: 560 - Other Services							
10-71-5638	Vehicle Repair/Maintenance	240.87	0.00	0.00	0.00	0.00	0.00	0.00%
10-71-5645	Training & Travel	303.15	0.00	0.00	2,500.00	2,500.00	0.00	0.00%
10-71-5700	Vehicle/Equip Replacement Fees	9,000.00	0.00	0.00	0.00	0.00	0.00	0.00%
10-71-5748	Emergency Notification	4,376.00	4,518.00	4,620.84	5,000.00	12,000.00	7,000.00	140.00%
10-71-5800	Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
10-71-7608	Disaster - General Expenses	0.00	47,903.57	63,229.20	500,000.00	100,000.00	-400,000.00	-80.00%
	Total Category: 560 - Other Services:	13,920.02	52,421.57	67,850.04	507,500.00	114,500.00	-393,000.00	-77.44%
	Total Department: 71 - Emergency Management Expenditures:	21,126.15	55,717.21	67,865.04	527,500.00	134,500.00	-393,000.00	-74.50%
	Department: 80 - Code Enforcement							
	Category: 500 - Personnel Services							
10-80-5000	Salaries	0.00	0.00	88,730.36	108,387.00	111,638.32	3,251.32	3.00%
10-80-5002	Overtime	0.00	0.00	1,783.83	3,500.00	4,186.44	686.44	19.61%
10-80-5006	Longevity	0.00	0.00	0.00	0.00	120.00	120.00	0.00%
10-80-5010	FICA Expense	0.00	0.00	6,950.03	8,651.00	8,969.23	318.23	3.68%
10-80-5030	Health Insurance	0.00	0.00	18,876.90	22,054.00	24,115.20	2,061.20	9.35%
10-80-5031	Vision Insurance	0.00	0.00	207.06	237.00	236.64	-0.36	-0.15%
10-80-5032	Life & LTD	0.00	0.00	395.01	497.00	816.48	319.48	64.28%
10-80-5033	Dental Insurance	0.00	0.00	790.44	903.00	903.36	0.36	0.04%
10-80-5034	Retirement	0.00	0.00	9,366.83	11,617.00	11,736.20	119.20	1.03%

Budget Comparison Report

				Comparison 1	Comparison 1		
				Budget	to Parent Budget		
				Parent Budget		%	
				2022-2023	2023-2024	Increase /	
				2022-2023	2023-2024	(Decrease)	
Account Number		2020-2021	2021-2022	2022-2023			
		Total Activity	Total Activity	YTD Activity			
				Through Jul			
10-80-5035	Cell Phone Allowance	0.00	0.00	400.00	1,200.00	1,300.00	100.00 8.33%
10-80-5038	Flex	0.00	0.00	77.70	89.00	100.00	11.00 12.36%
10-80-5039	Flex Card - Health Ins	0.00	0.00	700.14	800.00	800.00	0.00 0.00%
10-80-5040	Workers Compensation	0.00	0.00	424.67	449.00	650.00	201.00 44.77%
Total Category: 500 - Personnel Services:		0.00	0.00	128,702.97	158,384.00	165,571.87	7,187.87 4.54%
Category: 520 - Commodities							
10-80-5222	Postage	0.00	0.00	281.54	750.00	750.00	0.00 0.00%
10-80-5225	Fuel	0.00	0.00	1,496.32	8,000.00	5,000.00	-3,000.00 -37.50%
10-80-5230	Office Expense	0.00	0.00	420.06	3,000.00	3,000.00	0.00 0.00%
10-80-5240	Minor Tools & Equipment	0.00	0.00	761.66	6,000.00	6,000.00	0.00 0.00%
Total Category: 520 - Commodities:		0.00	0.00	2,959.58	17,750.00	14,750.00	-3,000.00 -16.90%
Category: 530 - Contractual Services							
10-80-5418	Employment Testing	0.00	0.00	0.00	200.00	200.00	0.00 0.00%
10-80-5440	Computer Maintenance/Support	0.00	0.00	2,365.00	5,000.00	5,000.00	0.00 0.00%
10-80-5445	Telephone	0.00	0.00	0.00	5,000.00	5,000.00	0.00 0.00%
10-80-5446	Uniforms	0.00	0.00	316.00	2,500.00	2,500.00	0.00 0.00%
10-80-5452	Abatement - CE	0.00	0.00	0.00	50,000.00	50,000.00	0.00 0.00%
10-80-5550	Radio Usage	0.00	0.00	0.00	3,100.00	3,100.00	0.00 0.00%
Total Category: 530 - Contractual Services:		0.00	0.00	2,681.00	65,800.00	65,800.00	0.00 0.00%
Category: 560 - Other Services							
10-80-5622	Dues & Subscriptions	0.00	0.00	75.00	1,000.00	1,000.00	0.00 0.00%
10-80-5638	Vehicle Repair/Maintenance	0.00	0.00	291.18	3,500.00	3,500.00	0.00 0.00%
10-80-5645	Training & Travel	0.00	0.00	920.27	4,000.00	4,000.00	0.00 0.00%
Total Category: 560 - Other Services:		0.00	0.00	1,286.45	8,500.00	8,500.00	0.00 0.00%
Total Department: 80 - Code Enforcement:		0.00	0.00	135,630.00	250,434.00	254,621.87	4,187.87 1.67%
Department: 90 - Police Expenditures							
Category: 500 - Personnel Services							
10-90-5000	Salaries	1,678,631.65	2,231,313.28	2,124,212.49	2,824,191.00	3,045,902.54	221,711.54 7.85%
10-90-5002	Overtime	46,161.23	48,429.81	35,431.26	40,000.00	94,929.46	54,929.46 137.32%
10-90-5006	Longevity	5,580.00	5,940.00	6,780.00	7,200.00	8,460.00	1,260.00 17.50%
10-90-5009	Certification	0.00	16,359.62	7,087.50	17,400.00	26,000.00	8,600.00 49.43%
10-90-5010	FICA Expense	125,977.24	173,718.89	161,777.18	221,061.00	242,984.45	21,923.45 9.92%
10-90-5030	Health Insurance	178,696.59	334,817.76	372,608.61	485,179.00	530,534.40	45,355.40 9.35%
10-90-5031	Vision Insurance	2,957.53	4,027.81	4,057.39	5,206.00	5,206.08	0.08 0.00%
10-90-5032	Life & LTD	6,779.98	8,057.20	8,154.04	12,505.00	17,962.56	5,457.56 43.64%
10-90-5033	Dental	12,310.86	15,606.44	15,665.06	19,874.00	19,873.92	-0.08 0.00%
10-90-5034	Retirement	175,012.98	252,588.33	223,826.49	296,844.00	317,944.33	21,100.33 7.11%
10-90-5035	Cell Phone Allowance	727.02	884.25	1,406.25	900.00	975.00	75.00 8.33%

Budget Comparison Report

Account Number		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
10-90-5038	Flex	1,176.12	1,297.18	1,430.73	1,954.00	2,500.00	546.00	27.94%
10-90-5039	Flex Card - Health Ins	9,789.50	11,127.22	12,710.88	17,598.00	17,600.00	2.00	0.01%
10-90-5040	Workers Compensation	22,137.33	36,772.00	52,779.14	55,803.00	60,000.00	4,197.00	7.52%
Total Category: 500 - Personnel Services:		2,265,938.03	3,140,939.79	3,027,927.02	4,005,715.00	4,390,872.74	385,157.74	9.62%
Category: 520 - Commodities								
10-90-5210	Supplies	3,755.85	4,631.97	3,886.87	3,500.00	3,500.00	0.00	0.00%
10-90-5211	Supplies - Crime Prevention	820.96	934.72	1,111.07	1,000.00	1,000.00	0.00	0.00%
10-90-5220	Janitorial Supplies & Cleaning	1,431.74	3,122.87	2,854.67	5,000.00	5,000.00	0.00	0.00%
10-90-5222	Postage	1,060.90	1,207.37	909.78	1,500.00	1,500.00	0.00	0.00%
10-90-5225	Fuel	55,433.71	96,297.90	99,148.04	80,000.00	80,000.00	0.00	0.00%
10-90-5230	Office Expense	4,537.94	6,642.94	4,866.27	5,500.00	5,500.00	0.00	0.00%
10-90-5240	Minor Tools & Equipment	18,467.61	74,691.25	46,260.34	75,000.00	150,000.00	75,000.00	100.00%
Total Category: 520 - Commodities:		85,508.71	187,529.02	159,037.04	171,500.00	246,500.00	75,000.00	43.73%
Category: 530 - Contractual Services								
10-90-5364	Records & Evidence Storage	4,504.74	3,993.76	426.51	5,000.00	5,000.00	0.00	0.00%
10-90-5370	Radio Repairs	0.00	504.00	3,279.00	1,000.00	5,000.00	4,000.00	400.00%
10-90-5380	Building Repair & Maintenance	12,161.08	10,875.43	5,178.78	10,000.00	10,000.00	0.00	0.00%
10-90-5418	Employment Testing	0.00	2,500.00	1,260.00	2,000.00	2,000.00	0.00	0.00%
10-90-5420	Electricity	5,545.63	6,085.40	5,073.79	6,000.00	8,000.00	2,000.00	33.33%
10-90-5430	Gas Utilities	301.42	307.29	366.07	400.00	450.00	50.00	12.50%
10-90-5436	Communications Expense	11,257.81	10,550.99	14,803.26	10,000.00	28,000.00	18,000.00	180.00%
10-90-5440	Computer Maintenance/Support	0.00	764.97	1,718.32	0.00	1,000.00	1,000.00	0.00%
10-90-5445	Telephone	32,473.94	28,391.22	31,901.46	30,000.00	45,000.00	15,000.00	50.00%
10-90-5446	Uniforms	12,044.74	10,744.58	9,315.74	13,000.00	13,000.00	0.00	0.00%
10-90-5458	Maintenance Agreements	109,278.97	75,637.42	132,086.34	85,000.00	150,000.00	65,000.00	76.47%
10-90-5473	Animal Control Expense	128.92	221.09	0.00	250.00	250.00	0.00	0.00%
10-90-5550	Radio Usage	18,696.00	25,584.00	468.00	30,000.00	30,000.00	0.00	0.00%
Total Category: 530 - Contractual Services:		206,393.25	176,160.15	205,877.27	192,650.00	297,700.00	105,050.00	54.53%
Category: 560 - Other Services								
10-90-5618	Job Recruiting	1,085.00	850.00	450.00	750.00	750.00	0.00	0.00%
10-90-5622	Dues & Subscriptions	945.00	863.00	1,219.17	1,250.00	1,250.00	0.00	0.00%
10-90-5638	Vehicle Repair/Maintenance	54,638.42	68,391.01	47,191.64	55,000.00	55,000.00	0.00	0.00%
10-90-5645	Training & Travel	12,019.39	11,506.26	10,713.06	15,000.00	15,000.00	0.00	0.00%
10-90-5646	Training - LEOS Eligible	3,610.43	2,640.00	690.00	2,000.00	2,000.00	0.00	0.00%
10-90-5659	Firearms/Taser	6,542.50	8,528.08	9,455.50	8,000.00	8,000.00	0.00	0.00%
10-90-5660	Investigative Expense	3,479.09	830.54	4,603.26	2,000.00	6,000.00	4,000.00	200.00%
10-90-5685	Jail Operations	0.00	0.00	0.00	250.00	250.00	0.00	0.00%

Budget Comparison Report

					Comparison 1	Comparison 1	%
					Budget	to Parent Budget	
Account Number		2020-2021	2021-2022	2022-2023	Parent Budget		
		Total Activity	Total Activity	YTD Activity Through Jul	2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)
10-90-5700	Vehicle/Equip Replacement Fees	65,000.00	65,000.00	0.00	0.00	0.00	0.00%
Total Category: 560 - Other Services:		147,319.83	158,608.89	74,322.63	84,250.00	88,250.00	4,000.00 4.75%
Category: 600 - Capital Outlays							
10-90-6020	Capital Outlay - Equipment	144,520.00	22,030.00	18,173.30	20,000.00	20,000.00	0.00 0.00%
10-90-6030	Capital Outlay - Vehicle	84,445.51	381,899.96	0.00	0.00	0.00	0.00 0.00%
10-90-6040	Capital Outlay - Furniture & Fixtu	0.00	312,927.94	0.00	0.00	0.00	0.00 0.00%
10-90-6080	Capital Outlay - Building	0.00	29,533.62	0.00	0.00	0.00	0.00 0.00%
Total Category: 600 - Capital Outlays:		228,965.51	746,391.52	18,173.30	20,000.00	20,000.00	0.00 0.00%
Total Department: 90 - Police Expenditures:		2,934,125.33	4,409,629.37	3,485,337.26	4,474,115.00	5,043,322.74	569,207.74 12.72%
Department: 95 - Transfer-Out Expenditures							
Category: 850 - Transfer-Out							
10-95-8540	Transfer To - Utility	0.00	0.00	0.00	0.00	288,000.00	288,000.00 0.00%
10-95-8581	Transfer to TIRZ #3	34,392.72	0.00	40,000.00	40,000.00	0.00	-40,000.00 -100.00%
10-95-8582	Transfer To - Capital Projects	0.00	0.00	450,000.00	450,000.00	0.00	-450,000.00 -100.00%
10-95-8591	Transfer To - Veh/Equip Replace	0.00	0.00	200,000.00	200,000.00	0.00	-200,000.00 -100.00%
10-95-8592	Transfer To - Parks	0.00	0.00	0.00	0.00	100,000.00	100,000.00 0.00%
Total Category: 850 - Transfer-Out:		34,392.72	0.00	690,000.00	690,000.00	388,000.00	-302,000.00 -43.77%
Total Department: 95 - Transfer-Out Expenditures:		34,392.72	0.00	690,000.00	690,000.00	388,000.00	-302,000.00 -43.77%
Total Expense:		10,608,350.45	11,543,803.57	10,548,938.53	14,065,946.00	13,867,107.29	-198,838.71 -1.41%
Total Fund: 10 - General Fund:		979,327.24	471,994.27	1,238,846.85	0.00	280,542.71	280,542.71 0.00%

Budget Comparison Report

Account Number		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 12 - Vehicle/Equipment Replacement Fund								
Revenue								
Department: 07 - Other Source Revenues								
Category: 430 - Other Source								
12-07-4740	Vehicle/Equipment Replacemen	253,000.00	256,500.00	0.00	0.00	0.00	0.00	0.00%
12-07-4800	Insurance & Other Reimburseme	32,173.43	88,557.53	0.00	0.00	0.00	0.00	0.00%
12-07-4815	Gain on Sale of Asset Disposal	0.00	0.00	27,595.00	0.00	0.00	0.00	0.00%
Total Category: 430 - Other Source:		285,173.43	345,057.53	27,595.00	0.00	0.00	0.00	0.00%
Total Department: 07 - Other Source Revenues:		285,173.43	345,057.53	27,595.00	0.00	0.00	0.00	0.00%
Department: 09 - Transfer-In Revenues								
Category: 495 - Transfer-In								
12-09-4950	Transfer In - Gen Fund	0.00	0.00	200,000.00	200,000.00	0.00	-200,000.00	-100.00%
12-09-4951	Transfer In - Utility Fund	0.00	0.00	80,000.00	80,000.00	0.00	-80,000.00	-100.00%
12-09-4999	Transfer In - Fund Balance	0.00	0.00	0.00	0.00	280,000.00	280,000.00	0.00%
Total Category: 495 - Transfer-In:		0.00	0.00	280,000.00	280,000.00	280,000.00	0.00	0.00%
Total Department: 09 - Transfer-In Revenues:		0.00	0.00	280,000.00	280,000.00	280,000.00	0.00	0.00%
Total Revenue:		285,173.43	345,057.53	307,595.00	280,000.00	280,000.00	0.00	0.00%
Expense								
Department: 10 - Administration Expenditure								
Category: 560 - Other Services								
12-10-6370	Depreciation Expense	0.00	161,504.00	0.00	0.00	0.00	0.00	0.00%
12-10-8410	Depreciation Expense	112,891.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Category: 560 - Other Services:		112,891.00	161,504.00	0.00	0.00	0.00	0.00	0.00%
Total Department: 10 - Administration Expenditure:		112,891.00	161,504.00	0.00	0.00	0.00	0.00	0.00%
Department: 91 - Projects Revenue								
Category: 600 - Capital Outlays								
12-91-6030	Capital Outlay - Vehicle	2,162.95	0.00	230,298.39	280,000.00	280,000.00	0.00	0.00%
Total Category: 600 - Capital Outlays:		2,162.95	0.00	230,298.39	280,000.00	280,000.00	0.00	0.00%
Total Department: 91 - Projects Revenue:		2,162.95	0.00	230,298.39	280,000.00	280,000.00	0.00	0.00%
Total Expense:		115,053.95	161,504.00	230,298.39	280,000.00	280,000.00	0.00	0.00%
Total Fund: 12 - Vehicle/Equipment Replacement Fund:		170,119.48	183,553.53	77,296.61	0.00	0.00	0.00	0.00%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget	%
					Parent Budget		
					2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)
Account Number	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul				
Fund: 30 - Debt Service Fund							
Revenue							
Department: 01 - Ad Valorem Tax Revenues							
Category: 400 - Ad Valorem Tax							
30-01-4000	Current Ad Valorem Tax Rev.	1,932,771.67	1,826,218.05	2,908,573.52	2,995,000.00	3,785,247.78	790,247.78 26.39%
30-01-4010	Delinquent Ad Valorem Tax Rev	47,424.75	27,899.33	63,118.44	30,000.00	30,000.00	0.00 0.00%
30-01-4011	P&I on Ad Valorem Taxes	10,564.27	12,110.21	10,076.38	10,000.00	10,000.00	0.00 0.00%
Total Category: 400 - Ad Valorem Tax:		1,990,760.69	1,866,227.59	2,981,768.34	3,035,000.00	3,825,247.78	790,247.78 26.04%
Total Department: 01 - Ad Valorem Tax Revenues:		1,990,760.69	1,866,227.59	2,981,768.34	3,035,000.00	3,825,247.78	790,247.78 26.04%
Department: 06 - Interest Revenues							
Category: 460 - Interest							
30-06-4600	Interest Income	2,403.13	14,311.80	35,164.32	7,500.00	7,500.00	0.00 0.00%
Total Category: 460 - Interest:		2,403.13	14,311.80	35,164.32	7,500.00	7,500.00	0.00 0.00%
Total Department: 06 - Interest Revenues:		2,403.13	14,311.80	35,164.32	7,500.00	7,500.00	0.00 0.00%
Department: 07 - Other Source Revenues							
Category: 430 - Other Source							
30-07-4811	Other Income	93,510.00	90,000.00	0.00	0.00	0.00	0.00 0.00%
Total Category: 430 - Other Source:		93,510.00	90,000.00	0.00	0.00	0.00	0.00 0.00%
Total Department: 07 - Other Source Revenues:		93,510.00	90,000.00	0.00	0.00	0.00	0.00 0.00%
Total Revenue:		2,086,673.82	1,970,539.39	3,016,932.66	3,042,500.00	3,832,747.78	790,247.78 25.97%
Expense							
Department: 91 - Projects Revenue							
Category: 650 - Other Sources (Uses)							
30-91-7001	Bond Principal	1,355,000.00	1,385,000.00	1,030,000.00	1,261,055.00	1,830,000.00	568,945.00 45.12%
30-91-7100	Interest Expense	654,761.28	616,321.28	297,283.14	1,778,295.00	1,999,747.78	221,452.78 12.45%
30-91-7102	Fiscal Agents Fee	2,650.00	2,650.00	2,250.00	3,150.00	3,000.00	-150.00 -4.76%
Total Category: 650 - Other Sources (Uses):		2,012,411.28	2,003,971.28	1,329,533.14	3,042,500.00	3,832,747.78	790,247.78 25.97%
Total Department: 91 - Projects Revenue:		2,012,411.28	2,003,971.28	1,329,533.14	3,042,500.00	3,832,747.78	790,247.78 25.97%
Total Expense:		2,012,411.28	2,003,971.28	1,329,533.14	3,042,500.00	3,832,747.78	790,247.78 25.97%
Total Fund: 30 - Debt Service Fund:		74,262.54	-33,431.89	1,687,399.52	0.00	0.00	0.00 0.00%

Budget Comparison Report

				Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
Account Number	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 40 - Utilities Fund							
Revenue							
Department: 07 - Other Source Revenues							
Category: 430 - Other Source							
40-07-4811 Other Income	1,240.00	25,537.82	3,371.00	7,500.00	0.00	-7,500.00	-100.00%
Total Category: 430 - Other Source:	1,240.00	25,537.82	3,371.00	7,500.00	0.00	-7,500.00	-100.00%
Total Department: 07 - Other Source Revenues:	1,240.00	25,537.82	3,371.00	7,500.00	0.00	-7,500.00	-100.00%
Department: 08 - Utility Revenues							
Category: 430 - Other Source							
40-08-4301 Water Revenue	544,231.96	801,097.79	687,467.12	713,761.00	820,111.39	106,350.39	14.90%
40-08-4302 Wastewater Revenue	534,098.57	728,872.50	344,993.44	670,000.00	769,830.00	99,830.00	14.90%
40-08-4311 Water Meters	89,570.00	58,970.00	19,749.00	80,000.00	80,000.00	0.00	0.00%
40-08-4320 Set-Up Fee	13,984.53	10,980.00	5,196.88	14,000.00	14,000.00	0.00	0.00%
40-08-4321 Tap Connection Fees	13,000.00	3,000.00	5,050.00	7,500.00	7,500.00	0.00	0.00%
40-08-4390 Late Penalty Fees	1,968.95	20,357.39	15,693.09	10,000.00	10,000.00	0.00	0.00%
40-08-4971 Contributed Capital	672,068.29	2,910,231.29	0.00	270,000.00	0.00	-270,000.00	-100.00%
Total Category: 430 - Other Source:	1,868,922.30	4,533,508.97	1,078,149.53	1,765,261.00	1,701,441.39	-63,819.61	-3.62%
Total Department: 08 - Utility Revenues:	1,868,922.30	4,533,508.97	1,078,149.53	1,765,261.00	1,701,441.39	-63,819.61	-3.62%
Department: 09 - Transfer-In Revenues							
Category: 495 - Transfer-In							
40-09-4950 Transfer In - General Fund	100,000.00	0.00	0.00	0.00	288,000.00	288,000.00	0.00%
Total Category: 495 - Transfer-In:	100,000.00	0.00	0.00	0.00	288,000.00	288,000.00	0.00%
Total Department: 09 - Transfer-In Revenues:	100,000.00	0.00	0.00	0.00	288,000.00	288,000.00	0.00%
Total Revenue:	1,970,162.30	4,559,046.79	1,081,520.53	1,772,761.00	1,989,441.39	216,680.39	12.22%
Expense							
Department: 10 - Administration Expenditure							
Category: 500 - Personnel Services							
40-10-5000 Salaries	204,407.27	366,192.27	293,323.98	387,950.00	441,323.01	53,373.01	13.76%
40-10-5002 Overtime	5,079.21	11,183.31	8,042.17	7,000.00	13,629.00	6,629.00	94.70%
40-10-5006 Longevity	0.00	120.00	360.00	420.00	660.00	240.00	57.14%
40-10-5010 FICA Expense	15,468.76	28,745.66	23,010.47	30,292.00	34,852.47	4,560.47	15.06%
40-10-5030 Health Insurance	27,045.32	72,912.27	67,828.05	88,214.00	108,518.40	20,304.40	23.02%
40-10-5031 Vision Insurance	432.56	872.61	734.57	947.00	1,064.88	117.88	12.45%
40-10-5032 Life & LTD	812.77	1,402.15	1,209.86	1,769.00	3,674.16	1,905.16	107.70%
40-10-5033 Dental	1,801.23	3,438.14	2,804.18	3,613.00	4,065.12	452.12	12.51%
40-10-5034 Retirement	20,717.94	41,577.18	31,095.54	40,676.00	45,604.35	4,928.35	12.12%
40-10-5035 Cell Phone Allowance	570.08	612.58	512.50	600.00	650.00	50.00	8.33%

Budget Comparison Report

		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Account Number								
40-10-5038	Flex	130.88	136.90	227.55	355.00	400.00	45.00	12.68%
40-10-5039	Flex Card - Health Ins	780.78	1,233.58	2,050.41	3,200.00	3,600.00	400.00	12.50%
40-10-5040	Workers Compensation	4,587.21	8,913.00	7,684.72	8,125.00	8,800.00	675.00	8.31%
40-10-5041	Pension Expense	1,324.26	3,311.00	0.00	0.00	0.00	0.00	0.00%
Total Category: 500 - Personnel Services:		283,158.27	540,650.65	438,884.00	573,161.00	666,841.39	93,680.39	16.34%
Category: 520 - Commodities								
40-10-5222	Postage	3,158.01	3,759.01	3,343.26	3,500.00	3,500.00	0.00	0.00%
40-10-5225	Fuel	0.00	1,140.21	0.00	6,000.00	25,000.00	19,000.00	316.67%
40-10-5230	Office Expense	1,200.23	3,185.18	873.49	2,500.00	2,500.00	0.00	0.00%
40-10-5240	Minor Tools & Equipment	11,542.26	20,897.86	10,882.59	10,000.00	10,000.00	0.00	0.00%
Total Category: 520 - Commodities:		15,900.50	28,982.26	15,099.34	22,000.00	41,000.00	19,000.00	86.36%
Category: 530 - Contractual Services								
40-10-5200	OPEB Expense	0.00	3,850.53	0.00	0.00	0.00	0.00	0.00%
40-10-5202	Mowing & Weed Control	995.37	0.00	0.00	0.00	0.00	0.00	0.00%
40-10-5300	Equipment Rental	524.93	1,331.77	0.00	0.00	0.00	0.00	0.00%
40-10-5380	Building Repair & Maintenance	32.45	0.00	430.00	1,000.00	1,000.00	0.00	0.00%
40-10-5418	Employment Testing	0.00	280.00	0.00	750.00	750.00	0.00	0.00%
40-10-5430	Gas Utilities	320.34	504.47	454.11	750.00	750.00	0.00	0.00%
40-10-5432	Rental Equipment	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00%
40-10-5440	Computer Maintenance/Support	163.04	3,474.92	5,464.64	10,000.00	10,000.00	0.00	0.00%
40-10-5445	Telephone	0.00	7,652.95	5,885.93	6,000.00	6,000.00	0.00	0.00%
40-10-5446	Uniforms	807.12	254.63	9,237.20	12,500.00	12,500.00	0.00	0.00%
40-10-5550	Radio Usage	1,476.00	0.00	0.00	1,600.00	1,600.00	0.00	0.00%
Total Category: 530 - Contractual Services:		4,319.25	17,349.27	21,471.88	37,600.00	37,600.00	0.00	0.00%
Category: 560 - Other Services								
40-10-5615	Credit Card Processing Fees	19,888.69	27,981.72	21,089.28	22,500.00	35,000.00	12,500.00	55.56%
40-10-5638	Vehicle Repair/Maintenance	0.00	4,031.20	12,387.15	6,000.00	12,000.00	6,000.00	100.00%
40-10-5645	Training & Travel	3,119.65	8,357.10	5,160.63	20,000.00	20,000.00	0.00	0.00%
40-10-5655	Other Expenses	0.00	343.98	0.00	0.00	0.00	0.00	0.00%
40-10-5700	Vehicle/Equip Replacement Fees	60,000.00	60,000.00	0.00	0.00	0.00	0.00	0.00%
40-10-5800	Eng/Consulting/Planning Fees	10,500.00	500.00	0.00	5,000.00	5,000.00	0.00	0.00%
Total Category: 560 - Other Services:		93,508.34	101,214.00	38,637.06	53,500.00	72,000.00	18,500.00	34.58%
Total Department: 10 - Administration Expenditure:		396,886.36	688,196.18	514,092.28	686,261.00	817,441.39	131,180.39	19.12%
Department: 54 - Water Expenditures								
Category: 520 - Commodities								
40-54-5204	Chemicals	13,486.67	22,888.07	30,437.43	18,000.00	45,000.00	27,000.00	150.00%
40-54-5225	Fuel	0.00	1,140.21	0.00	0.00	0.00	0.00	0.00%
40-54-5240	Minor Tools & Equipment	5,312.80	6,337.75	4,364.43	6,000.00	6,000.00	0.00	0.00%

Budget Comparison Report

Account Number		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
40-54-5245	Fire Hydrants	0.00	22,829.04	4,045.00	6,000.00	12,000.00	6,000.00	100.00%
	Total Category: 520 - Commodities:	18,799.47	53,195.07	38,846.86	30,000.00	63,000.00	33,000.00	110.00%
	Category: 530 - Contractual Services							
40-54-5310	New Meter Purchase	115,785.35	93,442.64	24,277.27	75,000.00	75,000.00	0.00	0.00%
40-54-5420	Electricity	28,889.75	38,000.81	49,116.37	35,000.00	72,000.00	37,000.00	105.71%
40-54-5440	Computer Maintenance/Support	6,394.75	5,040.00	0.00	0.00	0.00	0.00	0.00%
40-54-5445	Telephone	1,709.62	718.77	114.11	0.00	0.00	0.00	0.00%
40-54-5446	Uniforms	2,272.34	6,415.41	82.02	0.00	0.00	0.00	0.00%
40-54-5499	Laboratory Expenses	13,695.20	14,182.01	10,017.84	15,000.00	17,000.00	2,000.00	13.33%
	Total Category: 530 - Contractual Services:	168,747.01	157,799.64	83,607.61	125,000.00	164,000.00	39,000.00	31.20%
	Category: 560 - Other Services							
40-54-5636	Equipment Repairs/Maintenance	145,837.35	107,599.39	92,341.37	125,000.00	125,000.00	0.00	0.00%
40-54-5638	Vehicle Repair/Maintenance	8,176.10	4,612.18	0.00	0.00	0.00	0.00	0.00%
40-54-5645	Training & Travel	1,799.32	7,040.10	0.00	0.00	0.00	0.00	0.00%
40-54-5700	Vehicle/Equip Replacement Fees	9,000.00	9,000.00	0.00	0.00	0.00	0.00	0.00%
40-54-5729	Permits & Assessments	6,679.40	4,962.81	18,700.95	9,000.00	20,000.00	11,000.00	122.22%
40-54-5742	Subsidence Fees	2,700.00	8,417.50	730.00	3,000.00	3,000.00	0.00	0.00%
40-54-8410	Depreciation Expense	304,069.00	327,731.00	0.00	270,000.00	270,000.00	0.00	0.00%
	Total Category: 560 - Other Services:	478,261.17	469,362.98	111,772.32	407,000.00	418,000.00	11,000.00	2.70%
	Category: 600 - Capital Outlays							
40-54-6030	Capital Outlay - Vehicle	0.00	0.00	142,015.00	112,000.00	112,000.00	0.00	0.00%
	Total Category: 600 - Capital Outlays:	0.00	0.00	142,015.00	112,000.00	112,000.00	0.00	0.00%
	Total Department: 54 - Water Expenditures:	665,807.65	680,357.69	376,241.79	674,000.00	757,000.00	83,000.00	12.31%
	Department: 56 - Wastewater Expenditures							
	Category: 520 - Commodities							
40-56-5204	Chemicals	16,491.07	8,784.84	11,646.11	15,000.00	20,000.00	5,000.00	33.33%
40-56-5225	Fuel	200.00	0.00	0.00	0.00	0.00	0.00	0.00%
40-56-5240	Minor Tools & Equipment	8,557.02	9,127.11	4,908.85	10,000.00	10,000.00	0.00	0.00%
	Total Category: 520 - Commodities:	25,248.09	17,911.95	16,554.96	25,000.00	30,000.00	5,000.00	20.00%
	Category: 530 - Contractual Services							
40-56-5419	Sludge Hauling	61,192.75	47,385.80	67,001.30	55,000.00	85,000.00	30,000.00	54.55%
40-56-5420	Electricity	35,869.69	47,945.32	43,135.73	45,000.00	75,000.00	30,000.00	66.67%
40-56-5432	Rental Equipment	899.67	195.74	0.00	10,000.00	10,000.00	0.00	0.00%
40-56-5445	Telephone	1,641.74	3,195.17	0.00	0.00	0.00	0.00	0.00%
40-56-5446	Uniforms	0.00	3,968.80	211.52	0.00	0.00	0.00	0.00%
40-56-5499	Laboratory Expenses	20,574.96	17,501.51	26,555.00	22,500.00	40,000.00	17,500.00	77.78%
	Total Category: 530 - Contractual Services:	120,178.81	120,192.34	136,903.55	132,500.00	210,000.00	77,500.00	58.49%

Budget Comparison Report

				Comparison 1	Comparison 1			
				Budget	to Parent Budget			
				Parent Budget				
				2022-2023	2023-2024	Increase /	%	
				2022-2023	2023-2024	(Decrease)		
Account Number								
Category: 560 - Other Services								
40-56-5636	Equipment Repairs/Maintenance	141,763.59	177,609.67	98,296.78	175,000.00	175,000.00	0.00	0.00%
40-56-5645	Training & Travel	1,354.99	1,506.54	0.00	0.00	0.00	0.00	0.00%
Total Category: 560 - Other Services:		143,118.58	179,116.21	98,296.78	175,000.00	175,000.00	0.00	0.00%
Total Department: 56 - Wastewater Expenditures:		288,545.48	317,220.50	251,755.29	332,500.00	415,000.00	82,500.00	24.81%
Department: 95 - Transfer-Out Expenditures								
Category: 850 - Transfer-Out								
40-95-8591	Transfer To - Veh/Equip Replace	0.00	0.00	80,000.00	80,000.00	0.00	-80,000.00	-100.00%
Total Category: 850 - Transfer-Out:		0.00	0.00	80,000.00	80,000.00	0.00	-80,000.00	-100.00%
Total Department: 95 - Transfer-Out Expenditures:		0.00	0.00	80,000.00	80,000.00	0.00	-80,000.00	-100.00%
Total Expense:		1,351,239.49	1,685,774.37	1,222,089.36	1,772,761.00	1,989,441.39	216,680.39	12.22%
Total Fund: 40 - Utilities Fund:		618,922.81	2,873,272.42	-140,568.83	0.00	0.00	0.00	0.00%

Budget Comparison Report

				Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Account Number	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul				
Fund: 45 - Community Impact Fee Fund							
Revenue							
Department: 06 - Interest Revenues							
Category: 460 - Interest							
45-06-4600 Interest Income	500.65	0.00	0.00	0.00	0.00	0.00	0.00%
Total Category: 460 - Interest:	500.65	0.00	0.00	0.00	0.00	0.00	0.00%
Total Department: 06 - Interest Revenues:	500.65	0.00	0.00	0.00	0.00	0.00	0.00%
Department: 08 - Utility Revenues							
Category: 430 - Other Source							
45-08-4334 Impact Fee - Water	443,302.00	109,870.00	-8,789.00	150,000.00	150,000.00	0.00	0.00%
45-08-4336 Impact Fee - Wastewater	269,887.00	37,950.00	90,971.00	60,000.00	100,000.00	40,000.00	66.67%
Total Category: 430 - Other Source:	713,189.00	147,820.00	82,182.00	210,000.00	250,000.00	40,000.00	19.05%
Total Department: 08 - Utility Revenues:	713,189.00	147,820.00	82,182.00	210,000.00	250,000.00	40,000.00	19.05%
Total Revenue:	713,689.65	147,820.00	82,182.00	210,000.00	250,000.00	40,000.00	19.05%
Expense							
Department: 10 - Administration Expenditure							
Category: 560 - Other Services							
45-10-5800 Eng/Consulting/Planning Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Category: 560 - Other Services:	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Category: 850 - Transfer-Out							
45-10-8582 Transfer To - Capital Projects Fur	1,390,411.35	0.00	0.00	0.00	0.00	0.00	0.00%
Total Category: 850 - Transfer-Out:	1,390,411.35	0.00	0.00	0.00	0.00	0.00	0.00%
Total Department: 10 - Administration Expenditure:	1,390,411.35	0.00	0.00	0.00	0.00	0.00	0.00%
Department: 95 - Transfer-Out Expenditures							
Category: 850 - Transfer-Out							
45-95-8582 Transfer To - Capital Projects Fur	0.00	0.00	0.00	210,000.00	250,000.00	40,000.00	19.05%
Total Category: 850 - Transfer-Out:	0.00	0.00	0.00	210,000.00	250,000.00	40,000.00	19.05%
Total Department: 95 - Transfer-Out Expenditures:	0.00	0.00	0.00	210,000.00	250,000.00	40,000.00	19.05%
Total Expense:	1,390,411.35	0.00	0.00	210,000.00	250,000.00	40,000.00	19.05%
Total Fund: 45 - Community Impact Fee Fund:	-676,721.70	147,820.00	82,182.00	0.00	0.00	0.00	0.00%

Budget Comparison Report

Account Number		2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 50 - Capital Projects Fund								
Revenue								
Department: 06 - Interest Revenues								
Category: 460 - Interest								
50-06-4600	Interest Income	7,689.81	82,747.47	702,333.15	25,000.00	25,000.00	0.00	0.00%
	Total Category: 460 - Interest:	7,689.81	82,747.47	702,333.15	25,000.00	25,000.00	0.00	0.00%
	Total Department: 06 - Interest Revenues:	7,689.81	82,747.47	702,333.15	25,000.00	25,000.00	0.00	0.00%
Department: 07 - Other Source Revenues								
Category: 430 - Other Source								
50-07-4704	Grant Revenues	109,513.06	0.00	0.00	0.00	0.00	0.00	0.00%
50-07-4811	Other Income	500,000.00	121,530.92	1,000.00	158,400.00	158,400.00	0.00	0.00%
50-07-4830	Bond Proceeds	0.00	0.00	35,138,836.83	0.00	0.00	0.00	0.00%
	Total Category: 430 - Other Source:	609,513.06	121,530.92	35,139,836.83	158,400.00	158,400.00	0.00	0.00%
	Total Department: 07 - Other Source Revenues:	609,513.06	121,530.92	35,139,836.83	158,400.00	158,400.00	0.00	0.00%
Department: 09 - Transfer-In Revenues								
Category: 495 - Transfer-In								
50-09-4950	Transfer In - Gen Fund	1,634,746.94	0.00	450,000.00	450,000.00	0.00	-450,000.00	-100.00%
50-09-4963	Transfer In - Impact Fee Fund	1,390,411.35	0.00	0.00	350,000.00	250,000.00	-100,000.00	-28.57%
50-09-4964	Transfer In - Cap Projects Bond F	0.00	0.00	0.00	35,000,000.00	0.00	-35,000,000.00	-100.00%
50-09-4999	Transfer In - Fund Balance	0.00	0.00	11,609,069.00	11,609,069.00	45,462,091.01	33,853,022.01	291.61%
	Total Category: 495 - Transfer-In:	3,025,158.29	0.00	12,059,069.00	47,409,069.00	45,712,091.01	-1,696,977.99	-3.58%
	Total Department: 09 - Transfer-In Revenues:	3,025,158.29	0.00	12,059,069.00	47,409,069.00	45,712,091.01	-1,696,977.99	-3.58%
	Total Revenue:	3,642,361.16	204,278.39	47,901,238.98	47,592,469.00	45,895,491.01	-1,696,977.99	-3.57%
Expense								
Department: 91 - Projects Revenue								
Category: 500 - Personnel Services								
50-91-5000	Salaries	65,692.36	0.00	0.00	0.00	0.00	0.00	0.00%
50-91-5010	FICA Expense	4,917.26	0.00	0.00	0.00	0.00	0.00	0.00%
50-91-5030	Health Insurance	6,514.35	0.00	0.00	0.00	0.00	0.00	0.00%
50-91-5031	Vision Insurance	108.43	0.00	0.00	0.00	0.00	0.00	0.00%
50-91-5032	Life Insurance & LTD	267.06	0.00	0.00	0.00	0.00	0.00	0.00%
50-91-5033	Dental Insurance	451.91	0.00	0.00	0.00	0.00	0.00	0.00%
50-91-5034	Retirement	6,597.16	0.00	0.00	0.00	0.00	0.00	0.00%
50-91-5038	Flex Admin Expense	44.56	0.00	0.00	0.00	0.00	0.00	0.00%
50-91-5039	Flex Card Expense Health Ins	16.67	0.00	0.00	0.00	0.00	0.00	0.00%
	Total Category: 500 - Personnel Services:	84,609.76	0.00	0.00	0.00	0.00	0.00	0.00%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Parent Budget	Budget	to Parent Budget	%
Account Number		2020-2021	2021-2022	2022-2023	2022-2023	2023-2024	Increase /	
		Total Activity	Total Activity	YTD Activity	2022-2023	2023-2024	(Decrease)	
				Through Jul				
Category: 600 - Capital Outlays								
50-91-6030	Capital Outlay - Vehicle	31,527.00	0.00	0.00	0.00	0.00	0.00	0.00%
50-91-7105	Bond Issuance Costs	0.00	0.00	138,836.83	0.00	0.00	0.00	0.00%
50-91-7402	Master Water Plan	133,848.50	10,110.75	0.00	0.00	0.00	0.00	0.00%
50-91-7403	Master Wastewater Plan	122,450.50	3,121.25	0.00	0.00	0.00	0.00	0.00%
50-91-7404	City Hall Front Parking Lot	0.00	181,502.28	7,940.00	0.00	0.00	0.00	0.00%
50-91-7412	Comprehensive Plan	0.00	0.00	0.00	150,000.00	150,000.00	0.00	0.00%
50-91-7413	Thoroughfare Plan	0.00	0.00	0.00	120,000.00	120,000.00	0.00	0.00%
50-91-7419	Council Approved Projects	319,292.79	300,401.76	0.00	0.00	0.00	0.00	0.00%
50-91-7502	Water Plant Improvements	46,700.00	133,820.86	10,018.36	517,459.00	0.00	-517,459.00	-100.00%
50-91-7506	Elevated Storage Tank	122,610.00	39,730.00	39,131.25	5,688,590.00	5,688,590.00	0.00	0.00%
50-91-7507	Surface Water Rights Acquisition	295,992.66	328,328.00	-1,700.00	328,328.00	358,326.00	29,998.00	9.14%
50-91-7511	Municipal Complex	1,443,409.25	803,342.48	391,524.40	2,018,805.00	1,627,280.60	-391,524.40	-19.39%
50-91-7516	East WWTP	78,000.00	1,736,648.31	0.00	0.00	0.00	0.00	0.00%
50-91-7517	West WWTP	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
50-91-7522	Almost Heaven	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
50-91-7523	Purchases of Land	0.00	359,513.43	0.00	0.00	0.00	0.00	0.00%
50-91-7524	Masters/Jordan Development	181,750.06	155,409.82	25,508.43	200,000.00	174,491.57	-25,508.43	-12.75%
50-91-7525	Large Avenue Phase 3	778,899.90	0.00	0.00	0.00	0.00	0.00	0.00%
50-91-7529	FM 1128 Water Line Ext	0.00	73,512.78	28,284.16	1,469,847.00	1,441,562.84	-28,284.16	-1.92%
50-91-7530	IT Project	103,528.70	172,677.41	247,475.48	200,000.00	200,000.00	0.00	0.00%
50-91-7531	Building Planning	82,686.64	169,809.42	109,370.02	206,482.00	97,500.00	-108,982.00	-52.78%
50-91-7532	Wastewater Improvements	477,758.29	553,773.91	756,732.86	1,560,631.00	946,030.00	-614,601.00	-39.38%
50-91-7533	SCADA Improvements	24,130.00	26,542.22	276,060.68	302,255.00	30,000.00	-272,255.00	-90.07%
50-91-7535	Police Station Construction	0.00	0.00	34,075.37	21,000,000.00	21,000,000.00	0.00	0.00%
50-91-7536	Community Services Building Co	0.00	0.00	17,950.87	8,000,000.00	8,000,000.00	0.00	0.00%
50-91-7537	City Hall Expansion - Phase 2	0.00	0.00	0.00	6,000,000.00	6,000,000.00	0.00	0.00%
50-91-7559	Other Projects	0.00	24,241.02	-13,617.60	0.00	61,710.00	61,710.00	0.00%
Total Category: 600 - Capital Outlays:		4,242,584.29	5,072,485.70	2,067,591.11	47,762,397.00	45,895,491.01	-1,866,905.99	-3.91%
Total Department: 91 - Projects Revenue:		4,327,194.05	5,072,485.70	2,067,591.11	47,762,397.00	45,895,491.01	-1,866,905.99	-3.91%
Total Expense:		4,327,194.05	5,072,485.70	2,067,591.11	47,762,397.00	45,895,491.01	-1,866,905.99	-3.91%
Total Fund: 50 - Capital Projects Fund:		-684,832.89	-4,868,207.31	45,833,647.87	-169,928.00	0.00	169,928.00	-100.00%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2022-2023	2023-2024	Increase /	%
					2022-2023	2023-2024	(Decrease)	
Account Number								
Fund: 55 - Parks Fund								
Revenue								
Department: 09 - Transfer-In Revenues								
Category: 495 - Transfer-In								
55-09-4950	Transfer In - Gen Fund	429,100.00	0.00	0.00	0.00	100,000.00	100,000.00	0.00%
55-09-4999	Transfer In - Fund Balance	0.00	0.00	308,100.00	333,100.00	208,100.00	-125,000.00	-37.53%
Total Category: 495 - Transfer-In:		429,100.00	0.00	308,100.00	333,100.00	308,100.00	-25,000.00	-7.51%
Total Department: 09 - Transfer-In Revenues:		429,100.00	0.00	308,100.00	333,100.00	308,100.00	-25,000.00	-7.51%
Total Revenue:		429,100.00	0.00	308,100.00	333,100.00	308,100.00	-25,000.00	-7.51%
Expense								
Department: 55 - Park Operations Expenditures								
Category: 520 - Commodities								
55-55-5220	Janitorial Supplies & Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Category: 520 - Commodities:		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Category: 530 - Contractual Services								
55-55-5377	Beautification Projects	16,300.00	52,102.25	50,357.50	60,000.00	35,000.00	-25,000.00	-41.67%
55-55-5380	Building Repair & Maintenance	2,091.92	1,498.00	0.00	2,500.00	2,500.00	0.00	0.00%
55-55-5420	Electricity	456.36	617.15	541.34	600.00	600.00	0.00	0.00%
55-55-5453	Grounds Maintenance	17,831.05	16,167.46	5,000.00	20,000.00	20,000.00	0.00	0.00%
Total Category: 530 - Contractual Services:		36,679.33	70,384.86	55,898.84	83,100.00	58,100.00	-25,000.00	-30.08%
Category: 600 - Capital Outlays								
55-55-6070	Capital Outlay - Improvements	0.00	164,576.79	99.99	250,000.00	250,000.00	0.00	0.00%
Total Category: 600 - Capital Outlays:		0.00	164,576.79	99.99	250,000.00	250,000.00	0.00	0.00%
Total Department: 55 - Park Operations Expenditures:		36,679.33	234,961.65	55,998.83	333,100.00	308,100.00	-25,000.00	-7.51%
Total Expense:		36,679.33	234,961.65	55,998.83	333,100.00	308,100.00	-25,000.00	-7.51%
Total Fund: 55 - Parks Fund:		392,420.67	-234,961.65	252,101.17	0.00	0.00	0.00	0.00%

Budget Comparison Report

Account Number	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)		
Fund: 60 - Hotel/Motel Tax Fund								
Revenue								
Department: 02 - Miscellaneous Tax Revenues								
Category: 403 - Miscellaneous Tax								
60-02-4901	Hotel Taxes	71,829.73	68,365.59	61,226.89	45,000.00	45,000.00	0.00	0.00%
Total Category: 403 - Miscellaneous Tax:		71,829.73	68,365.59	61,226.89	45,000.00	45,000.00	0.00	0.00%
Total Department: 02 - Miscellaneous Tax Revenues:		71,829.73	68,365.59	61,226.89	45,000.00	45,000.00	0.00	0.00%
Total Revenue:		71,829.73	68,365.59	61,226.89	45,000.00	45,000.00	0.00	0.00%
Expense								
Department: 10 - Administration Expenditure								
Category: 560 - Other Services								
60-10-5725	Advertising & Promotion	3,598.00	75.00	76.50	45,000.00	45,000.00	0.00	0.00%
Total Category: 560 - Other Services:		3,598.00	75.00	76.50	45,000.00	45,000.00	0.00	0.00%
Total Department: 10 - Administration Expenditure:		3,598.00	75.00	76.50	45,000.00	45,000.00	0.00	0.00%
Total Expense:		3,598.00	75.00	76.50	45,000.00	45,000.00	0.00	0.00%
Total Fund: 60 - Hotel/Motel Tax Fund:		68,231.73	68,290.59	61,150.39	0.00	0.00	0.00	0.00%

Budget Comparison Report

Account Number	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Comparison 1	Comparison 1	%		
				Budget	to Parent Budget			
				Parent Budget				
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)		
Fund: 61 - Municipal Jury Fund								
Revenue								
Department: 05 - Fines and Fees Revenues								
Category: 440 - Fines and Fees								
61-05-4400	Court Fines	37.77	150.07	140.33	150.00	150.00	0.00	0.00%
	Total Category: 440 - Fines and Fees:	37.77	150.07	140.33	150.00	150.00	0.00	0.00%
	Total Department: 05 - Fines and Fees Revenues:	37.77	150.07	140.33	150.00	150.00	0.00	0.00%
	Total Revenue:	37.77	150.07	140.33	150.00	150.00	0.00	0.00%
Expense								
Department: 10 - Administration Expenditure								
Category: 560 - Other Services								
61-10-5634	Jury Cost	0.00	15.28	0.00	150.00	150.00	0.00	0.00%
	Total Category: 560 - Other Services:	0.00	15.28	0.00	150.00	150.00	0.00	0.00%
	Total Department: 10 - Administration Expenditure:	0.00	15.28	0.00	150.00	150.00	0.00	0.00%
	Total Expense:	0.00	15.28	0.00	150.00	150.00	0.00	0.00%
	Total Fund: 61 - Municipal Jury Fund:	37.77	134.79	140.33	0.00	0.00	0.00	0.00%

Budget Comparison Report

				Comparison 1	Comparison 1		
				Budget	to Parent Budget		
				2022-2023	2023-2024	Increase /	%
				2022-2023	2023-2024	(Decrease)	
Account Number	2020-2021	2021-2022	2022-2023	Parent Budget			
Fund: 62 - Court Security Fund	Total Activity	Total Activity	YTD Activity Through Jul				
Revenue							
Department: 05 - Fines and Fees Revenues							
Category: 440 - Fines and Fees							
62-05-4400 Court Fines	6,645.11	7,623.84	7,077.51	7,000.00	7,000.00	0.00	0.00%
Total Category: 440 - Fines and Fees:	6,645.11	7,623.84	7,077.51	7,000.00	7,000.00	0.00	0.00%
Total Department: 05 - Fines and Fees Revenues:	6,645.11	7,623.84	7,077.51	7,000.00	7,000.00	0.00	0.00%
Department: 09 - Transfer-In Revenues							
Category: 495 - Transfer-In							
62-09-4999 Transfer-In Fund Balance	0.00	0.00	-8,000.00	8,000.00	0.00	-8,000.00	-100.00%
Total Category: 495 - Transfer-In:	0.00	0.00	-8,000.00	8,000.00	0.00	-8,000.00	-100.00%
Total Department: 09 - Transfer-In Revenues:	0.00	0.00	-8,000.00	8,000.00	0.00	-8,000.00	-100.00%
Total Revenue:	6,645.11	7,623.84	-922.49	15,000.00	7,000.00	-8,000.00	-53.33%
Expense							
Department: 10 - Administration Expenditure							
Category: 520 - Commodities							
62-10-5240 Minor Tools & Equipment	0.00	3,355.46	0.00	8,000.00	3,000.00	-5,000.00	-62.50%
Total Category: 520 - Commodities:	0.00	3,355.46	0.00	8,000.00	3,000.00	-5,000.00	-62.50%
Category: 530 - Contractual Services							
62-10-5434 Bailiff - Security	0.00	0.00	0.00	6,500.00	3,500.00	-3,000.00	-46.15%
Total Category: 530 - Contractual Services:	0.00	0.00	0.00	6,500.00	3,500.00	-3,000.00	-46.15%
Category: 560 - Other Services							
62-10-5645 Training & Travel	0.00	0.00	0.00	500.00	500.00	0.00	0.00%
Total Category: 560 - Other Services:	0.00	0.00	0.00	500.00	500.00	0.00	0.00%
Total Department: 10 - Administration Expenditure:	0.00	3,355.46	0.00	15,000.00	7,000.00	-8,000.00	-53.33%
Total Expense:	0.00	3,355.46	0.00	15,000.00	7,000.00	-8,000.00	-53.33%
Total Fund: 62 - Court Security Fund:	6,645.11	4,268.38	-922.49	0.00	0.00	0.00	0.00%

Budget Comparison Report

Account Number	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%	
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)		
Fund: 63 - Truancy Prevention Fund								
Revenue								
Department: 05 - Fines and Fees Revenues								
Category: 440 - Fines and Fees								
63-05-4400	Court Fines	1,912.57	7,339.77	8,140.91	5,500.00	5,500.00	0.00	0.00%
Total Category: 440 - Fines and Fees:		1,912.57	7,339.77	8,140.91	5,500.00	5,500.00	0.00	0.00%
Total Department: 05 - Fines and Fees Revenues:		1,912.57	7,339.77	8,140.91	5,500.00	5,500.00	0.00	0.00%
Department: 07 - Other Source Revenues								
Category: 430 - Other Source								
63-07-4811	Other Income	0.00	40.00	600.00	400.00	400.00	0.00	0.00%
Total Category: 430 - Other Source:		0.00	40.00	600.00	400.00	400.00	0.00	0.00%
Total Department: 07 - Other Source Revenues:		0.00	40.00	600.00	400.00	400.00	0.00	0.00%
Total Revenue:		1,912.57	7,379.77	8,740.91	5,900.00	5,900.00	0.00	0.00%
Expense								
Department: 10 - Administration Expenditure								
Category: 500 - Personnel Services								
63-10-5000	Salaries	0.00	798.51	0.00	0.00	0.00	0.00	0.00%
Total Category: 500 - Personnel Services:		0.00	798.51	0.00	0.00	0.00	0.00	0.00%
Category: 520 - Commodities								
63-10-5230	Office Expense	0.00	4,051.80	9,577.28	2,500.00	5,900.00	3,400.00	136.00%
Total Category: 520 - Commodities:		0.00	4,051.80	9,577.28	2,500.00	5,900.00	3,400.00	136.00%
Category: 530 - Contractual Services								
63-10-5480	Contract Labor	0.00	0.00	0.00	2,400.00	0.00	-2,400.00	-100.00%
Total Category: 530 - Contractual Services:		0.00	0.00	0.00	2,400.00	0.00	-2,400.00	-100.00%
Category: 560 - Other Services								
63-10-5645	Training & Travel	0.00	352.48	0.00	1,000.00	0.00	-1,000.00	-100.00%
Total Category: 560 - Other Services:		0.00	352.48	0.00	1,000.00	0.00	-1,000.00	-100.00%
Total Department: 10 - Administration Expenditure:		0.00	5,202.79	9,577.28	5,900.00	5,900.00	0.00	0.00%
Total Expense:		0.00	5,202.79	9,577.28	5,900.00	5,900.00	0.00	0.00%
Total Fund: 63 - Truancy Prevention Fund:		1,912.57	2,176.98	-836.37	0.00	0.00	0.00	0.00%

Budget Comparison Report

Account Number	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 64 - Court Technology Fund							
Revenue							
Department: 05 - Fines and Fees Revenues							
Category: 440 - Fines and Fees							
64-05-4400 Court Fines	5,933.34	4,751.43	5,797.64	5,500.00	6,000.00	500.00	9.09%
Total Category: 440 - Fines and Fees:	5,933.34	4,751.43	5,797.64	5,500.00	6,000.00	500.00	9.09%
Total Department: 05 - Fines and Fees Revenues:	5,933.34	4,751.43	5,797.64	5,500.00	6,000.00	500.00	9.09%
Department: 09 - Transfer-In Revenues							
Category: 495 - Transfer-In							
64-09-4999 Transfer In - Fund Balance	0.00	0.00	4,500.00	4,500.00	1,000.00	-3,500.00	-77.78%
Total Category: 495 - Transfer-In:	0.00	0.00	4,500.00	4,500.00	1,000.00	-3,500.00	-77.78%
Total Department: 09 - Transfer-In Revenues:	0.00	0.00	4,500.00	4,500.00	1,000.00	-3,500.00	-77.78%
Total Revenue:	5,933.34	4,751.43	10,297.64	10,000.00	7,000.00	-3,000.00	-30.00%
Expense							
Department: 10 - Administration Expenditure							
Category: 520 - Commodities							
64-10-5240 Minor Tools & Equipment	11,732.58	1,375.00	0.00	7,500.00	2,500.00	-5,000.00	-66.67%
Total Category: 520 - Commodities:	11,732.58	1,375.00	0.00	7,500.00	2,500.00	-5,000.00	-66.67%
Category: 530 - Contractual Services							
64-10-5440 Computer Maintenance/Support	0.00	0.00	0.00	2,500.00	4,500.00	2,000.00	80.00%
Total Category: 530 - Contractual Services:	0.00	0.00	0.00	2,500.00	4,500.00	2,000.00	80.00%
Total Department: 10 - Administration Expenditure:	11,732.58	1,375.00	0.00	10,000.00	7,000.00	-3,000.00	-30.00%
Total Expense:	11,732.58	1,375.00	0.00	10,000.00	7,000.00	-3,000.00	-30.00%
Total Fund: 64 - Court Technology Fund:	-5,799.24	3,376.43	10,297.64	0.00	0.00	0.00	0.00%

Budget Comparison Report

				Comparison 1	Comparison 1			
				Budget	to Parent Budget			
				Parent Budget				
				2022-2023	2023-2024	Increase /	%	
				2022-2023	2023-2024	(Decrease)		
Account Number								
Fund: 65 - Law Enforcement Fund								
Revenue								
Department: 07 - Other Source Revenues								
Category: 450 - Other Source								
65-07-4505	Seizure Funds	0.00	0.00	3,376.10	1,000.00	1,000.00	0.00	0.00%
	Total Category: 450 - Other Source:	0.00	0.00	3,376.10	1,000.00	1,000.00	0.00	0.00%
	Total Department: 07 - Other Source Revenues:	0.00	0.00	3,376.10	1,000.00	1,000.00	0.00	0.00%
	Total Revenue:	0.00	0.00	3,376.10	1,000.00	1,000.00	0.00	0.00%
Expense								
Department: 90 - Police Expenditures								
Category: 520 - Commodities								
65-90-5240	Minor Tools & Equipment	0.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00%
	Total Category: 520 - Commodities:	0.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00%
	Total Department: 90 - Police Expenditures:	0.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00%
	Total Expense:	0.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00%
	Total Fund: 65 - Law Enforcement Fund:	0.00	0.00	3,376.10	0.00	0.00	0.00	0.00%

Budget Comparison Report

				Comparison 1	Comparison 1		
				Budget	to Parent Budget		
				2022-2023	2023-2024	Increase /	%
				2022-2023	2023-2024	(Decrease)	
Account Number	2020-2021	2021-2022	2022-2023	Parent Budget			
Fund: 67 - PEG Fee Fund	Total Activity	Total Activity	YTD Activity				
Revenue			Through Jul				
Department: 03 - Franchise Fees Revenues							
Category: 410 - Franchise Fee							
67-03-4110 PEG Fees	18,321.40	16,955.92	5,335.12	10,000.00	10,000.00	0.00	0.00%
Total Category: 410 - Franchise Fee:	18,321.40	16,955.92	5,335.12	10,000.00	10,000.00	0.00	0.00%
Total Department: 03 - Franchise Fees Revenues:	18,321.40	16,955.92	5,335.12	10,000.00	10,000.00	0.00	0.00%
Department: 09 - Transfer-In Revenues							
Category: 495 - Transfer-In							
67-09-4999 Transfer In - Fund Balance	0.00	0.00	40,000.00	40,000.00	40,000.00	0.00	0.00%
Total Category: 495 - Transfer-In:	0.00	0.00	40,000.00	40,000.00	40,000.00	0.00	0.00%
Total Department: 09 - Transfer-In Revenues:	0.00	0.00	40,000.00	40,000.00	40,000.00	0.00	0.00%
Total Revenue:	18,321.40	16,955.92	45,335.12	50,000.00	50,000.00	0.00	0.00%
Expense							
Department: 10 - Administration Expenditure							
Category: 600 - Capital Outlays							
67-10-6020 Capital Outlay - Equipment	0.00	0.00	0.00	50,000.00	50,000.00	0.00	0.00%
Total Category: 600 - Capital Outlays:	0.00	0.00	0.00	50,000.00	50,000.00	0.00	0.00%
Total Department: 10 - Administration Expenditure:	0.00	0.00	0.00	50,000.00	50,000.00	0.00	0.00%
Total Expense:	0.00	0.00	0.00	50,000.00	50,000.00	0.00	0.00%
Total Fund: 67 - PEG Fee Fund:	18,321.40	16,955.92	45,335.12	0.00	0.00	0.00	0.00%

Budget Comparison Report

				Comparison 1	Comparison 1		
				Parent Budget	Budget	to Parent Budget	%
Account Number	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024	Increase /	
Fund: 80 - SMDA Fund	Total Activity	Total Activity	YTD Activity	2022-2023	2023-2024	(Decrease)	
Revenue			Through Jul				
Department: 06 - Interest Revenues							
Category: 460 - Interest							
80-06-4600	Interest Income	295.84	3,004.26	16,948.82	1,000.00	1,000.00	0.00
	Total Category: 460 - Interest:	295.84	3,004.26	16,948.82	1,000.00	1,000.00	0.00
	Total Department: 06 - Interest Revenues:	295.84	3,004.26	16,948.82	1,000.00	1,000.00	0.00
Department: 09 - Transfer-In Revenues							
Category: 495 - Transfer-In							
80-09-4961	Transfer In - TIRZ #3	130,211.40	0.00	0.00	150,000.00	150,000.00	0.00
	Total Category: 495 - Transfer-In:	130,211.40	0.00	0.00	150,000.00	150,000.00	0.00
	Total Department: 09 - Transfer-In Revenues:	130,211.40	0.00	0.00	150,000.00	150,000.00	0.00
	Total Revenue:	130,507.24	3,004.26	16,948.82	151,000.00	151,000.00	0.00
Expense							
Department: 10 - Administration Expenditure							
Category: 530 - Contractual Services							
80-10-5461	Planning & Development	0.00	0.00	0.00	5,000.00	5,000.00	0.00
	Total Category: 530 - Contractual Services:	0.00	0.00	0.00	5,000.00	5,000.00	0.00
	Total Department: 10 - Administration Expenditure:	0.00	0.00	0.00	5,000.00	5,000.00	0.00
Department: 91 - Projects Revenue							
Category: 600 - Capital Outlays							
80-91-7559	Projects	0.00	0.00	0.00	146,000.00	146,000.00	0.00
	Total Category: 600 - Capital Outlays:	0.00	0.00	0.00	146,000.00	146,000.00	0.00
	Total Department: 91 - Projects Revenue:	0.00	0.00	0.00	146,000.00	146,000.00	0.00
	Total Expense:	0.00	0.00	0.00	151,000.00	151,000.00	0.00
	Total Fund: 80 - SMDA Fund:	130,507.24	3,004.26	16,948.82	0.00	0.00	0.00

Budget Comparison Report

					Comparison 1	Comparison 1		
					Parent Budget	Budget	to Parent Budget	%
Account Number	2020-2021	2021-2022	2022-2023		2022-2023	2023-2024	Increase /	
Fund: 81 - TIRZ #3 Fund	Total Activity	Total Activity	YTD Activity	Through Jul	2022-2023	2023-2024	(Decrease)	
Revenue								
Department: 01 - Ad Valorem Tax Revenues								
Category: 400 - Ad Valorem Tax								
81-01-4000	Current Ad Valorem Taxes	73,633.55	179,756.08	0.00	350,000.00	1,700,000.00	1,350,000.00	385.71%
81-01-4010	Delinquent Ad Valorem Taxes	2,766.91	0.00	0.00	1,000.00	1,000.00	0.00	0.00%
81-01-4011	P&I on Ad Valorem Taxes	593.77	0.00	0.00	500.00	500.00	0.00	0.00%
81-01-4020	Brazoria County - Ad Valorem Ta	18,779.87	48,433.40	0.00	25,000.00	50,000.00	25,000.00	100.00%
Total Category: 400 - Ad Valorem Tax:		95,774.10	228,189.48	0.00	376,500.00	1,751,500.00	1,375,000.00	365.21%
Total Department: 01 - Ad Valorem Tax Revenues:		95,774.10	228,189.48	0.00	376,500.00	1,751,500.00	1,375,000.00	365.21%
Department: 02 - Miscellaneous Tax Revenues								
Category: 403 - Miscellaneous Tax								
81-02-4030	Sales Tax Revenues	0.00	39,654.57	0.00	0.00	0.00	0.00	0.00%
Total Category: 403 - Miscellaneous Tax:		0.00	39,654.57	0.00	0.00	0.00	0.00	0.00%
Total Department: 02 - Miscellaneous Tax Revenues:		0.00	39,654.57	0.00	0.00	0.00	0.00	0.00%
Department: 06 - Interest Revenues								
Category: 460 - Interest								
81-06-4600	Interest Income	44.58	0.00	0.00	0.00	0.00	0.00	0.00%
Total Category: 460 - Interest:		44.58	0.00	0.00	0.00	0.00	0.00	0.00%
Total Department: 06 - Interest Revenues:		44.58	0.00	0.00	0.00	0.00	0.00	0.00%
Department: 09 - Transfer-In Revenues								
Category: 495 - Transfer-In								
81-09-4950	Transfer In - General Fund	34,392.72	0.00	40,000.00	40,000.00	0.00	-40,000.00	-100.00%
Total Category: 495 - Transfer-In:		34,392.72	0.00	40,000.00	40,000.00	0.00	-40,000.00	-100.00%
Total Department: 09 - Transfer-In Revenues:		34,392.72	0.00	40,000.00	40,000.00	0.00	-40,000.00	-100.00%
Total Revenue:		130,211.40	267,844.05	40,000.00	416,500.00	1,751,500.00	1,335,000.00	320.53%
Expense								
Department: 95 - Transfer-Out Expenditures								
Category: 850 - Transfer-Out								
81-95-8587	Transfer Out - SMDA Fund	130,211.40	0.00	0.00	416,500.00	376,500.00	-40,000.00	-9.60%
Total Category: 850 - Transfer-Out:		130,211.40	0.00	0.00	416,500.00	376,500.00	-40,000.00	-9.60%
Total Department: 95 - Transfer-Out Expenditures:		130,211.40	0.00	0.00	416,500.00	376,500.00	-40,000.00	-9.60%
Total Expense:		130,211.40	0.00	0.00	416,500.00	376,500.00	-40,000.00	-9.60%
Total Fund: 81 - TIRZ #3 Fund:		0.00	267,844.05	40,000.00	0.00	1,375,000.00	1,375,000.00	0.00%

Budget Comparison Report

Account Number	2020-2021 Total Activity	2021-2022 Total Activity	2022-2023 YTD Activity Through Jul	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2022-2023 2022-2023	2023-2024 2023-2024	Increase / (Decrease)	
Fund: 90 - Manvel Economic Development Fund							
Revenue							
Department: 02 - Miscellaneous Tax Revenues							
Category: 403 - Miscellaneous Tax							
90-02-4030 Sales Tax Revenue	1,130,825.43	1,109,256.01	606,580.51	1,200,000.00	1,200,000.00	0.00	0.00%
Total Category: 403 - Miscellaneous Tax:	1,130,825.43	1,109,256.01	606,580.51	1,200,000.00	1,200,000.00	0.00	0.00%
Total Department: 02 - Miscellaneous Tax Revenues:	1,130,825.43	1,109,256.01	606,580.51	1,200,000.00	1,200,000.00	0.00	0.00%
Department: 06 - Interest Revenues							
Category: 460 - Interest							
90-06-4600 Interest Income	3,924.33	26,834.97	113,428.49	5,000.00	100,000.00	95,000.00	1,900.00%
Total Category: 460 - Interest:	3,924.33	26,834.97	113,428.49	5,000.00	100,000.00	95,000.00	1,900.00%
Total Department: 06 - Interest Revenues:	3,924.33	26,834.97	113,428.49	5,000.00	100,000.00	95,000.00	1,900.00%
Department: 09 - Transfer-In Revenues							
Category: 495 - Transfer-In							
90-09-4999 Transfer In - Fund Balance	0.00	0.00	0.00	407,500.00	500,000.00	92,500.00	22.70%
Total Category: 495 - Transfer-In:	0.00	0.00	0.00	407,500.00	500,000.00	92,500.00	22.70%
Total Department: 09 - Transfer-In Revenues:	0.00	0.00	0.00	407,500.00	500,000.00	92,500.00	22.70%
Total Revenue:	1,134,749.76	1,136,090.98	720,009.00	1,612,500.00	1,800,000.00	187,500.00	11.63%
Expense							
Department: 10 - Administration Expenditure							
Category: 520 - Commodities							
90-10-5230 Office Expense	30.05	134.99	0.00	500.00	500.00	0.00	0.00%
Total Category: 520 - Commodities:	30.05	134.99	0.00	500.00	500.00	0.00	0.00%
Category: 530 - Contractual Services							
90-10-5305 Service Agreements	0.00	0.00	0.00	12,000.00	12,000.00	0.00	0.00%
90-10-5477 Audit Fees	2,775.00	2,880.00	0.00	3,000.00	3,300.00	300.00	10.00%
Total Category: 530 - Contractual Services:	2,775.00	2,880.00	0.00	15,000.00	15,300.00	300.00	2.00%
Category: 560 - Other Services							
90-10-5622 Dues & Subscriptions	6,547.50	7,422.00	1,250.00	7,500.00	8,000.00	500.00	6.67%
90-10-5625 Publications	161.25	0.00	0.00	1,500.00	1,500.00	0.00	0.00%
90-10-5644 Orientation and Training	0.00	0.00	0.00	1,000.00	3,000.00	2,000.00	200.00%
90-10-5647 Conference/Meetings	960.00	1,383.46	110.00	4,000.00	1,000.00	-3,000.00	-75.00%
90-10-5655 Other Expenses	0.00	0.00	0.00	3,000.00	4,000.00	1,000.00	33.33%
Total Category: 560 - Other Services:	7,668.75	8,805.46	1,360.00	17,000.00	17,500.00	500.00	2.94%
Category: 600 - Capital Outlays							
90-10-6201 MEDC Project	0.00	91,523.00	0.00	500,000.00	686,700.00	186,700.00	37.34%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
		2020-2021	2021-2022	2022-2023	2022-2023	2023-2024	Increase /	%
		Total Activity	Total Activity	YTD Activity	2022-2023	2023-2024	(Decrease)	
				Through Jul				
Account Number								
90-10-6205	Project Reimbursement	93,510.00	90,000.00	0.00	0.00	0.00	0.00	0.00%
90-10-7511	Municipal Complex	0.00	0.00	0.00	1,080,000.00	1,080,000.00	0.00	0.00%
Total Category: 600 - Capital Outlays:		93,510.00	181,523.00	0.00	1,580,000.00	1,766,700.00	186,700.00	11.82%
Total Department: 10 - Administration Expenditure:		103,983.80	193,343.45	1,360.00	1,612,500.00	1,800,000.00	187,500.00	11.63%
Total Expense:		103,983.80	193,343.45	1,360.00	1,612,500.00	1,800,000.00	187,500.00	11.63%
Total Fund: 90 - Manvel Economic Development Fund:		1,030,765.96	942,747.53	718,649.00	0.00	0.00	0.00	0.00%
Report Total:		2,124,120.69	-151,161.70	49,925,043.73	-169,928.00	1,655,542.71	1,825,470.71	-1,074.26%

**CITY OF MANVEL
PRELIMINARY
PROPOSED BUDGET FY2024**

**SECTION 9
BCAD
CERTIFIED ESTIMATES**

BRAZORIA COUNTY APPRAISAL DISTRICT

STATE OF TEXAS
COUNTY OF BRAZORIA

2023 CERTIFIED ESTIMATE OF TAXABLE VALUE

CITY OF MANVEL

In compliance with Section 26.01(a-1) of the State Property Tax Laws, "submission of rolls to taxing units," notice is hereby given to-wit:

ESTIMATED TAXABLE VALUE FOR 2023

TOTAL TAXABLE VALUE \$1,731,018,221

ESTIMATED TAXABLE VALUE FOR THE 2023 STILL UNDER PROTEST

(properties still under protest)

B.C.A.D. APPRAISED VALUE

*VALUE CLAIMED BY OWNER

\$315,313,231

\$283,781,908

SUMMARY

ESTIMATED TAXABLE VALUE FOR 2023 \$1,731,018,221

*ESTIMATED TAXABLE VALUE FOR 2023 UNDER PROTEST \$283,781,908

NET TAXABLE VALUE \$2,014,800,129

I, Marcel Pierel III, Chief Appraiser for the Brazoria County Appraisal District, do hereby certify the correctness of the certified estimate.


Marcel Pierel III, Chief Appraiser

July 25, 2023

Date

2023 PRELIMINARY TOTALSCMV - CITY OF MANVEL
Not Under ARB Review Totals

Property Count: 8,185

7/22/2023

3:42:29PM

Land		Value			
Homesite:		379,669,864			
Non Homesite:		263,689,358			
Ag Market:		190,165,889			
Timber Market:		0	Total Land	(+)	833,525,111
Improvement		Value			
Homesite:		1,232,256,422			
Non Homesite:		338,016,027	Total Improvements	(+)	1,570,272,449
Non Real		Count	Value		
Personal Property:	564		119,813,840		
Mineral Property:	991		6,884,795		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	126,698,635
					2,530,496,195
Ag	Non Exempt	Exempt			
Total Productivity Market:	190,165,889	0			
Ag Use:	764,180	0	Productivity Loss	(-)	189,401,709
Timber Use:	0	0	Appraised Value	=	2,341,094,486
Productivity Loss:	189,401,709	0			
			Homestead Cap	(-)	168,450,158
			Assessed Value	=	2,172,644,328
			Total Exemptions Amount (Breakdown on Next Page)	(-)	441,626,107
			Net Taxable	=	1,731,018,221

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 9,866,803.86 = 1,731,018,221 * (0.570000 / 100)

Certified Estimate of Market Value: 2,530,496,195
 Certified Estimate of Taxable Value: 1,731,018,221

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2023 PRELIMINARY TOTALS

Property Count: 8,185

CMV - CITY OF MANVEL
Not Under ARB Review Totals

7/22/2023

3:45:01PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	52	3,951,157	0	3,951,157
DV1	16	0	108,000	108,000
DV2	11	0	92,250	92,250
DV3	27	0	256,000	256,000
DV4	87	0	732,000	732,000
DV4S	1	0	12,000	12,000
DVHS	223	0	98,193,072	98,193,072
DVHSS	4	0	1,251,891	1,251,891
EX-XN	54	0	6,369,980	6,369,980
EX-XV	299	0	268,523,030	268,523,030
EX-XV (Prorated)	2	0	2,588,042	2,588,042
EX366	394	0	94,989	94,989
HS	3,056	0	0	0
OV65	713	57,646,840	0	57,646,840
OV65S	18	1,530,000	0	1,530,000
SO	7	276,856	0	276,856
Totals		63,404,853	378,221,254	441,626,107

2023 PRELIMINARY TOTALSCMV - CITY OF MANVEL
Under ARB Review Totals

Property Count: 945

7/22/2023

3:42:29PM

Land		Value			
Homesite:		73,321,683			
Non Homesite:		56,166,627			
Ag Market:		22,698,120			
Timber Market:		0	Total Land	(+)	152,186,430
Improvement		Value			
Homesite:		218,108,000			
Non Homesite:		23,375,036	Total Improvements	(+)	241,483,036
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	1		585,970		
Autos:	0		0	Total Non Real	(+) 585,970
			Market Value	=	394,255,436
Ag	Non Exempt	Exempt			
Total Productivity Market:	22,698,120	0			
Ag Use:	43,430	0	Productivity Loss	(-)	22,654,690
Timber Use:	0	0	Appraised Value	=	371,600,746
Productivity Loss:	22,654,690	0	Homestead Cap	(-)	44,107,652
			Assessed Value	=	327,493,094
			Total Exemptions Amount (Breakdown on Next Page)	(-)	12,179,863
			Net Taxable	=	315,313,231

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,797,285.42 = 315,313,231 * (0.570000 / 100)

Certified Estimate of Market Value:	259,300,344
Certified Estimate of Taxable Value:	227,406,810
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2023 PRELIMINARY TOTALS

CMV - CITY OF MANVEL

Property Count: 945

Under ARB Review Totals

7/22/2023

3:45:01PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	4	336,990	0	336,990
DV1	4	0	27,000	27,000
DV2	2	0	15,000	15,000
DV3	2	0	20,000	20,000
DV4	8	0	96,000	96,000
DVHS	3	0	1,548,473	1,548,473
HS	547	0	0	0
OV65	114	10,044,900	0	10,044,900
OV65S	1	90,000	0	90,000
SO	1	1,500	0	1,500
Totals		10,473,390	1,706,473	12,179,863

2023 PRELIMINARY TOTALS

Property Count: 8,185

CMV - CITY OF MANVEL
Not Under ARB Review Totals

7/22/2023 3:45:01PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	4,043	2,455.8407	\$169,765,206	\$1,532,004,303	\$1,212,214,890
B	MULTIFAMILY RESIDENCE	2	9.0000	\$0	\$495,627	\$495,627
C1	VACANT LOTS AND LAND TRACTS	631	827.2706	\$0	\$43,078,077	\$43,066,077
D1	QUALIFIED OPEN-SPACE LAND	390	6,278.4579	\$0	\$190,165,889	\$763,720
D2	IMPROVEMENTS ON QUALIFIED OP	38		\$0	\$292,873	\$292,873
E	RURAL LAND, NON QUALIFIED OPE	362	2,450.1810	\$296,380	\$99,395,238	\$88,025,800
F1	COMMERCIAL REAL PROPERTY	108	249.1057	\$5,487,703	\$145,755,589	\$145,655,589
F2	INDUSTRIAL AND MANUFACTURIN	2	37.6210	\$0	\$1,174,950	\$1,174,950
G1	OIL AND GAS	700		\$0	\$6,865,356	\$6,865,356
J1	WATER SYSTEMS	1	0.0926	\$0	\$2,850	\$2,850
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$2,874,360	\$2,874,360
J3	ELECTRIC COMPANY (INCLUDING C	34	90.5324	\$0	\$13,464,670	\$13,464,670
J4	TELEPHONE COMPANY (INCLUDI	12	3.4080	\$0	\$2,761,990	\$2,761,990
J5	RAILROAD	4	19.5522	\$0	\$5,304,730	\$5,304,730
J6	PIPELAND COMPANY	42		\$0	\$46,744,880	\$46,744,880
J7	CABLE TELEVISION COMPANY	2		\$0	\$356,430	\$356,430
L1	COMMERCIAL PERSONAL PROPE	335		\$0	\$27,847,590	\$27,675,140
L2	INDUSTRIAL AND MANUFACTURIN	7		\$0	\$3,033,230	\$3,033,230
M1	TANGIBLE OTHER PERSONAL, MOB	74		\$121,140	\$2,320,120	\$1,684,301
O	RESIDENTIAL INVENTORY	832	157.2353	\$64,462,087	\$114,581,662	\$114,161,018
S	SPECIAL INVENTORY TAX	4		\$0	\$14,399,740	\$14,399,740
X	TOTALLY EXEMPT PROPERTY	749	1,785.1156	\$299,227	\$277,576,041	\$0
Totals			14,363.4130	\$240,431,743	\$2,530,496,195	\$1,731,018,221

2023 PRELIMINARY TOTALS

Property Count: 945

CMV - CITY OF MANVEL
Under ARB Review Totals

7/22/2023 3:45:01PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	648	598.9562	\$23,679,330	\$276,392,029	\$224,292,561
C1	VACANT LOTS AND LAND TRACTS	84	244.4301	\$0	\$19,769,360	\$19,769,360
D1	QUALIFIED OPEN-SPACE LAND	41	456.4103	\$0	\$22,698,120	\$43,430
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$0	\$61,040	\$61,040
E	RURAL LAND, NON QUALIFIED OPE	82	454.1926	\$1,617,290	\$33,576,625	\$29,393,578
F1	COMMERCIAL REAL PROPERTY	44	122.5069	\$834,160	\$38,324,160	\$38,319,160
G1	OIL AND GAS	1		\$0	\$585,970	\$585,970
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$39,990	\$39,990
O	RESIDENTIAL INVENTORY	80	8.8088	\$1,964,321	\$2,808,142	\$2,808,142
Totals			1,885.3049	\$28,095,101	\$394,255,436	\$315,313,231

2023 PRELIMINARY TOTALS

CMV - CITY OF MANVEL

Property Count: 8,185

Not Under ARB Review Totals

7/22/2023

3:45:01PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	3,877	2,183.2195	\$169,731,306	\$1,502,768,176	\$1,195,853,837
A2	MOBILE HOME ON LAND	187	272.6212	\$33,900	\$29,114,477	\$16,308,253
A3	IMPROVEMENT ONLY	2		\$0	\$121,650	\$52,800
B2	DUPLEX	2	9.0000	\$0	\$495,627	\$495,627
C1	VACANT LOT IN CITY	562	718.2887	\$0	\$25,935,228	\$25,923,228
C2	COMMERCIAL OR INDUSTRIAL VAC	63	96.1871	\$0	\$16,650,939	\$16,650,939
C3	VACANT LOT OUT SIDE CITY	6	12.7948	\$0	\$491,910	\$491,910
D1	QUALIFIED AG LAND	390	6,278.4579	\$0	\$190,165,889	\$763,720
D2	IMPROVEMENTS ON QUALIFIED AG L	38		\$0	\$292,873	\$292,873
E		1		\$0	\$658	\$658
E1	FARM OR RANCH IMPROVEMENT	119	195.6648	\$212,790	\$41,061,658	\$29,692,220
E2	FARM OR RANCH OUT BUILDINGS	47		\$83,590	\$639,060	\$639,060
E4	NON QUALIFIED AG LAND	206	2,254.5162	\$0	\$57,693,862	\$57,693,862
F1	COMMERCIAL REAL PROPERTY	108	249.1057	\$5,487,703	\$145,755,589	\$145,655,589
F2	INDUSTRIAL REAL PROPERTY	2	37.6210	\$0	\$1,174,950	\$1,174,950
G1	OIL AND GAS	700		\$0	\$6,865,356	\$6,865,356
J1	WATER SYSTEMS	1	0.0926	\$0	\$2,850	\$2,850
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$2,874,360	\$2,874,360
J3	ELECTRIC COMPANY	34	90.5324	\$0	\$13,464,670	\$13,464,670
J4	TELEPHONE COMPANY	12	3.4080	\$0	\$2,761,990	\$2,761,990
J5	RAILROAD	4	19.5522	\$0	\$5,304,730	\$5,304,730
J6	PIPELINES	42		\$0	\$46,744,880	\$46,744,880
J7	CABLE TELEVISION COMPANY	2		\$0	\$356,430	\$356,430
L1	COMMERCIAL PERSONAL PROPER	335		\$0	\$27,847,590	\$27,675,140
L2	INDUSTRIAL PERSONAL PROPERTY	7		\$0	\$3,033,230	\$3,033,230
M1	MOBILE HOMES	74		\$121,140	\$2,320,120	\$1,684,301
O1	RESIDENTIAL INVENTORY VACANT L	574	115.2371	\$0	\$39,488,807	\$39,488,807
O2	RESIDENTIAL INVENTORY IMPROVE	258	41.9982	\$64,462,087	\$75,092,855	\$74,672,211
S	SPECIAL INVENTORY	4		\$0	\$14,399,740	\$14,399,740
X	TOTAL EXEMPT	749	1,785.1156	\$299,227	\$277,576,041	\$0
Totals			14,363.4130	\$240,431,743	\$2,530,496,195	\$1,731,018,221

2023 PRELIMINARY TOTALS

CMV - CITY OF MANVEL

Property Count: 945

Under ARB Review Totals

7/22/2023

3:45:01PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	622	544.5023	\$23,679,330	\$270,348,269	\$220,514,248
A2	MOBILE HOME ON LAND	32	54.4539	\$0	\$6,043,760	\$3,778,313
C1	VACANT LOT IN CITY	65	177.2300	\$0	\$14,847,880	\$14,847,880
C2	COMMERCIAL OR INDUSTRIAL VAC	21	67.2001	\$0	\$4,921,480	\$4,921,480
D1	QUALIFIED AG LAND	41	456.4103	\$0	\$22,698,120	\$43,430
D2	IMPROVEMENTS ON QUALIFIED AG L	6		\$0	\$61,040	\$61,040
E1	FARM OR RANCH IMPROVEMENT	36	51.2160	\$1,605,890	\$14,269,450	\$10,086,403
E2	FARM OR RANCH OUT BUILDINGS	14		\$11,400	\$131,440	\$131,440
E4	NON QUALIFIED AG LAND	40	402.9766	\$0	\$19,175,735	\$19,175,735
F1	COMMERCIAL REAL PROPERTY	44	122.5069	\$834,160	\$38,324,160	\$38,319,160
G1	OIL AND GAS	1		\$0	\$585,970	\$585,970
M1	MOBILE HOMES	2		\$0	\$39,990	\$39,990
O1	RESIDENTIAL INVENTORY VACANT L	74	7.6453	\$0	\$568,378	\$568,378
O2	RESIDENTIAL INVENTORY IMPROVE	6	1.1635	\$1,964,321	\$2,239,764	\$2,239,764
Totals			1,885.3049	\$28,095,101	\$394,255,436	\$315,313,231

2023 PRELIMINARY TOTALS

CMV - CITY OF MANVEL

Property Count: 9,130

Effective Rate Assumption

7/22/2023

3:45:01PM

New Value

TOTAL NEW VALUE MARKET:	\$268,526,844
TOTAL NEW VALUE TAXABLE:	\$242,506,576

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	6	2022 Market Value	\$24,990
EX-XV	Other Exemptions (including public property, r	19	2022 Market Value	\$447,180
EX366	HB366 Exempt	50	2022 Market Value	\$71,714
ABSOLUTE EXEMPTIONS VALUE LOSS				\$543,884

Exemption	Description	Count	Exemption Amount
DP	Disability	2	\$180,000
DV1	Disabled Veterans 10% - 29%	3	\$15,000
DV2	Disabled Veterans 30% - 49%	4	\$34,500
DV3	Disabled Veterans 50% - 69%	6	\$62,000
DV4	Disabled Veterans 70% - 100%	13	\$156,000
DVHS	Disabled Veteran Homestead	29	\$12,541,292
HS	Homestead	302	\$0
OV65	Over 65	87	\$7,307,993
OV65S	OV65 Surviving Spouse	2	\$180,000
PARTIAL EXEMPTIONS VALUE LOSS		448	\$20,476,785
NEW EXEMPTIONS VALUE LOSS			\$21,020,669

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS	\$21,020,669
------------------------------------	---------------------

New Ag / Timber Exemptions

2022 Market Value	\$82,163	Count: 4
2023 Ag/Timber Use	\$290	
NEW AG / TIMBER VALUE LOSS	\$81,873	

New Annexations**New Deannexations**

Count	Market Value	Taxable Value
14	\$698,810	\$591,695

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
3,557	\$407,805	\$59,670	\$348,135
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
3,455	\$408,288	\$58,307	\$349,981

2023 PRELIMINARY TOTALS

CMV - CITY OF MANVEL

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
945	\$394,255,436.00	\$227,317,440

**CITY OF MANVEL
PRELIMINARY
PROPOSED BUDGET FY2024**

**SECTION 10
BCAD NOTICE AND
TAX RATE CALCULATION WORKSHEET**

Notice About 2023 Tax Rates

Property tax rates in CITY OF MANVEL.

This notice concerns the 2023 property tax rates for CITY OF MANVEL. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

This year's no-new-revenue tax rate	\$0.496003/\$100
This year's voter-approval tax rate	\$0.560708/\$100

To see the full calculations, please visit <https://www.brazoriacountytx.gov/departments/tax-office/property-taxes/truth-in-taxation-worksheetsh> for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balance

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
Maintenance & Operations	9,500,000
Interest & Sinking	325,000

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues (*or additional sales tax revenues, if applicable*).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
2013	110,000	28,835	0	138,835
2015	230,000	14,200	0	244,200
2016	230,000	86,250	0	316,250
2017	150,000	85,219	0	235,219
2018	425,000	243,644	0	668,644
2019	140,000	82,394	0	222,394
2023	545,000	1,459,206	0	2,004,206

Total required for 2023 debt service	\$3,829,748
- Amount (if any) paid from funds listed in unencumbered funds	\$0
- Amount (if any) paid from other resources	\$0
- Excess collections last year	\$0
= Total to be paid from taxes in 2023	\$3,829,748
+ Amount added in anticipation that the unit will collect only 100.38% of its taxes in 2023	\$-14,498
= Total debt levy	\$3,815,250

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Kristin R. Bulanek, Brazoria County Tax Assessor-Collector on 07/27/2023 .

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

2023 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

CITY OF MANVEL

832-336-4069

Taxing Unit Name

Phone (area code and number)

20025 Hwy. 6, Manvel, Texas

www.cityofmanvel.com

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	2022 total taxable value. Enter the amount of 2022 taxable value on the 2022 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 1,458,920,863
2.	2022 tax ceilings. Counties, cities and junior college districts. Enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 0
3.	Preliminary 2022 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,458,920,863
4.	2022 total adopted tax rate.	\$ 0.570000 /\$100
5.	2022 taxable value lost because court appeals of ARB decisions reduced 2022 appraised value.	
	A. Original 2022 ARB values: \$ 945,690	
	B. 2022 values resulting from final court decisions: - \$ 850,000	
	C. 2022 value loss. Subtract B from A. ³	\$ 95,690
6.	2022 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2022 ARB certified value: \$ 0	
	B. 2022 disputed value: - \$ 0	
	C. 2022 undisputed value. Subtract B from A. ⁴	\$ 0
7.	2022 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 95,690

¹ Tex. Tax Code §26.012(14)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(13)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,459,016,553
9.	2022 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2022. Enter the 2022 value of property in deannexed territory. ⁵	\$ 591,695
10.	2022 taxable value lost because property first qualified for an exemption in 2023. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2023 does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use 2022 market value: \$ 543,884 B. Partial exemptions. 2023 exemption amount or 2023 percentage exemption times 2022 value: + \$ 20,476,785 C. Value loss. Add A and B.⁶	\$ 21,020,669
11.	2022 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2023. Use only properties that qualified in 2023 for the first time; do not use properties that qualified in 2022. A. 2022 market value: \$ 82,163 B. 2023 productivity or special appraised value: - \$ 290 C. Value loss. Subtract B from A.⁷	\$ 81,873
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 21,694,237
13.	2022 captured value of property in a TIF. Enter the total value of 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2022 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 49,191,055
14.	2022 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,388,131,261
15.	Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 7,912,348
16.	Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. ⁹	\$ 0
17.	Adjusted 2022 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 7,912,348
18.	Total 2023 taxable value on the 2023 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 1,731,018,221 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹² - \$ 177,073,074 E. Total 2023 value. Add A and B, then subtract C and D.	\$ 1,553,945,147

⁵ Tex. Tax Code §26.012(15)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.03(c)⁹ Tex. Tax Code §26.012(13)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012, 26.04(c-2)¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³ A. 2023 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ \$ 283,781,908 B. 2023 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ + \$ 0 C. Total value under protest or not certified. Add A and B.	\$ 283,781,908
20.	2023 tax ceilings. Counties, cities and junior colleges enter 2023 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 0
21.	2023 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ 1,837,727,055
22.	Total 2023 taxable value of properties in territory annexed after Jan. 1, 2022. Include both real and personal property. Enter the 2023 value of property in territory annexed. ¹⁸	\$ 0
23.	Total 2023 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2022. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2022 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2023. ¹⁹	\$ 242,506,576
24.	Total adjustments to the 2023 taxable value. Add Lines 22 and 23.	\$ 242,506,576
25.	Adjusted 2023 taxable value. Subtract Line 24 from Line 21.	\$ 1,595,220,479
26.	2023 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ 0.496003 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2023 county NNR tax rate. ²¹	\$ _____ /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	2022 M&O tax rate. Enter the 2022 M&O tax rate.	\$ 0.363225 /\$100
29.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,459,016,553

¹³ Tex. Tax Code §26.01(c) and (d)

¹⁴ Tex. Tax Code §26.01(c)

¹⁵ Tex. Tax Code §26.01(d)

¹⁶ Tex. Tax Code §26.012(6)(B)

¹⁷ Tex. Tax Code §26.012(6)

¹⁸ Tex. Tax Code §26.012(17)

¹⁹ Tex. Tax Code §26.012(17)

²⁰ Tex. Tax Code §26.04(c)

²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total 2022 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ 5,299,512
31.	Adjusted 2022 levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding tax year 2022. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. + \$ 0 B. 2022 taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2023 captured appraised value in Line 18D, enter 0. - \$ 383,499 C. 2022 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. 2022 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ -383,499 E. Add Line 30 to 31D.	\$ 4,916,013
32.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,595,220,479
33.	2023 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.308171 /\$100
34.	Rate adjustment for state criminal justice mandate. ²³ If not applicable or less than zero, enter 0. A. 2023 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 B. 2022 state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0 /\$100
35.	Rate adjustment for indigent health care expenditures. ²⁴ If not applicable or less than zero, enter 0. A. 2023 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose. \$ 0 B. 2022 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0 /\$100

²² [Reserved for expansion]²³ Tex. Tax Code §26.044²⁴ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	Rate adjustment for county indigent defense compensation. ²⁵ If not applicable or less than zero, enter 0. A. 2023 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose..... \$ 0 B. 2022 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose..... \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0 /\$100 D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100..... \$ 0 /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ 0 /\$100
37.	Rate adjustment for county hospital expenditures. ²⁶ If not applicable or less than zero, enter 0. A. 2023 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. \$ 0 B. 2022 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0 /\$100 D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100..... \$ 0 /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0 /\$100
38.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in 2022. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year \$ 0 B. Expenditures for public safety in 2022. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100 \$ 0 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0 /\$100
39.	Adjusted 2023 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.308171 /\$100
40.	Adjustment for 2022 sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2022 should complete this line. These entities will deduct the sales tax gain rate for 2023 in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2022, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent \$ 0 B. Divide Line 40A by Line 32 and multiply by \$100 \$ 0 /\$100 C. Add Line 40B to Line 39.	\$ 0.308171 /\$100
41.	2023 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.318956 /\$100

²⁵ Tex. Tax Code §26.0442²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	Disaster Line 41 (D41): 2023 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ 0 /\$100
42.	Total 2023 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸ Enter debt amount \$ 3,829,748 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 0 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 0 E. Adjusted debt. Subtract B, C and D from A.	\$ 3,829,748
43.	Certified 2022 excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 0
44.	Adjusted 2023 debt. Subtract Line 43 from Line 42E.	\$ 3,829,748
45.	2023 anticipated collection rate. A. Enter the 2023 anticipated collection rate certified by the collector. ³⁰ 100.38 % B. Enter the 2022 actual collection rate. 100.38 % C. Enter the 2021 actual collection rate. 100.39 % D. Enter the 2020 actual collection rate. 101.78 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹	100.38 %
46.	2023 debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 3,815,250
47.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,837,727,055
48.	2023 debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.207607 /\$100
49.	2023 voter-approval tax rate. Add Lines 41 and 48.	\$ 0.526563 /\$100
D49.	Disaster Line 49 (D49): 2023 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ /\$100

²⁷ Tex. Tax Code §26.042(a)²⁸ Tex. Tax Code §26.012(7)²⁹ Tex. Tax Code §26.012(10) and 26.04(b)³⁰ Tex. Tax Code §26.04(b)³¹ Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2023 county voter-approval tax rate.	\$ <u>0</u> /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November 2022 or May 2023, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2022, enter 0.	\$ <u>0</u>
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2022 or in May 2023. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2022. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ <u>0</u>
53.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,837,727,055</u>
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ <u>0</u> /\$100
55.	2023 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0.496003</u> /\$100
56.	2023 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2022 or in May 2023. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2022.	\$ <u>0.496003</u> /\$100
57.	2023 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ <u>0.526563</u> /\$100
58.	2023 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ <u>0.526563</u> /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ <u>0</u>
60.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,837,727,055</u>
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ <u>0</u> /\$100
62.	2023 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ <u>0.526563</u> /\$100

³² Tex. Tax Code §26.041(d)

³³ Tex. Tax Code §26.041(i)

³⁴ Tex. Tax Code §26.041(d)

³⁵ Tex. Tax Code §26.04(c)

³⁶ Tex. Tax Code §26.04(c)

³⁷ Tex. Tax Code §26.045(d)

³⁸ Tex. Tax Code §26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate adjusted to remove the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

Individual components can be negative, but the overall rate would be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 component. Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate.	
A.	Voter-approval tax rate (Line 67)..... \$ 0.582048 /\$100	
B.	Unused increment rate (Line 66)..... \$ -0.013296 /\$100	
C.	Subtract B from A..... \$ 0.595344 /\$100	
D.	Adopted Tax Rate..... \$ 0.570000 /\$100	
E.	Subtract D from C..... \$ 0.025344 /\$100	
64.	Year 2 component. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate.	
A.	Voter-approval tax rate (Line 67)..... \$ 0.578801 /\$100	
B.	Unused increment rate (Line 66)..... \$ 0.022097 /\$100	
C.	Subtract B from A..... \$ 0.556704 /\$100	
D.	Adopted Tax Rate..... \$ 0.570000 /\$100	
E.	Subtract D from C..... \$ -0.013296 /\$100	
65.	Year 1 component. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate.	
A.	Voter-approval tax rate (Line 65)..... \$ 0.632097 /\$100	
B.	Unused increment rate (Line 64)..... \$ 0 /\$100	
C.	Subtract B from A..... \$ 0.632097 /\$100	
D.	Adopted Tax Rate..... \$ 0.610000 /\$100	
E.	Subtract D from C..... \$ 0.022097 /\$100	
66.	2023 unused increment rate. Add Lines 63E, 64E and 65E.	\$ 0.034145 /\$100
67.	Total 2023 voter-approval tax rate, including the unused increment rate. Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ 0.560708 /\$100

³⁹ Tex. Tax Code §26.013(a)

⁴⁰ Tex. Tax Code §26.013(c)

⁴¹ Tex. Tax Code §26.0501(a) and (c)

⁴² Tex. Local Gov't Code §120.007(d), effective Jan. 1, 2022

⁴³ Tex. Tax Code §26.063(a)(1)

⁴⁴ Tex. Tax Code §26.012(8-a)

⁴⁵ Tex. Tax Code §26.063(a)(1)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴ This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
68.	Adjusted 2023 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$ 0.308171 /\$100
69.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,837,727,055
70.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$ 0.027207 /\$100
71.	2023 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.207607 /\$100
72.	De minimis rate. Add Lines 68, 70 and 71.	\$ 0.542985 /\$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁷

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	2022 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.570000 /\$100
74.	Adjusted 2022 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2022 and the taxing unit calculated its 2022 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2022 worksheet due to a disaster, complete the applicable sections or lines of Form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2022 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2022, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2022 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2022 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2022 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0 /\$100
75.	Increase in 2022 tax rate due to disaster. Subtract Line 74 from Line 73.	\$ 0 /\$100
76.	Adjusted 2022 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,388,131,261
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$ 0
78.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,595,220,479
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	\$ 0 /\$100

⁴⁶ Tex. Tax Code §26.042(b)

⁴⁷ Tex. Tax Code §26.042(f)

⁴⁸ Tex. Tax Code §26.042(c)

⁴⁹ Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
80.	2023 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ <u>0.560708</u> /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.496003 /\$100

As applicable, enter the 2023 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).

Indicate the line number used: 26

Voter-approval tax rate. \$ 0.560708 /\$100

As applicable, enter the 2023 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue).

Indicate the line number used: 67

De minimis rate. \$ 0.542985 /\$100

If applicable, enter the 2023 de minimis rate from Line 72.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵⁰

**print
here** ➡ KRISTIN BULANEK

Printed Name of Taxing Unit Representative

**sign
here** ➡

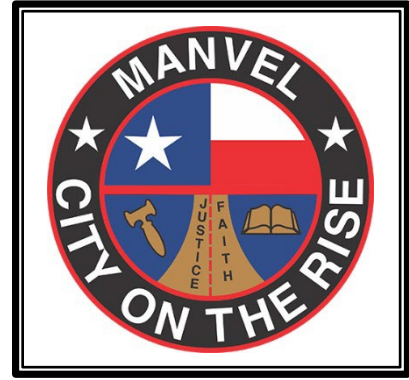
Taxing Unit Representative

Date

⁵⁰ Tex. Tax Code §§26.04(c-2) and (d-2)

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

LARRY AKERY, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
ED PERRY, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



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

MINUTES 7/17/2023

Workshop Session

Mayor Davis called the workshop of the Manvel City Council to order at 5:00 p.m.

Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Larry Akery
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 4 Ed Perry

Also Present: Dan Johnson, Interim City Manager/City Engineer
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Jessica Rodriguez, Director of Development Services
Jose Abraham, City Planner
Adewale Taiwo, Capital Projects Manager
Chad Dumont, HR Manager
Joe Murray, Fire Marshal
Rosa Donaire, Finance Manager
Brooke Cyphers, Public Information Officer

Discussion on FY 2023-2024 Budget

- *Staff Department Presentations
- *Discussion on Thoroughfare Plan (Councilmember Lands)
- *Discussion on Budget and Tax Calendar

Discussion on any subject listed on the agenda dated July 17, 2023

Staff Presentations:

Development Services - Jessica Rodriguez

Budget Proposal:

- Salaries; Requesting 3 new positions - Building Official at \$94,944/annually, Construction Manager at \$52,000/annually, and Permit Specialist at \$49,920/annually
- Office Expenses; Requesting increase to \$6,500
- Minor Tools & Equipment; Requesting increase to \$15,000
- Computer Maintenance/Support; Requesting increase to \$66,279
- Training & Travel; Requesting increase to \$8,000
- Mileage; Requesting increase to \$250
- Vehicle Repair/Replacement Fees; Requesting increase to \$7,500

Mayor Davis asks Jessica to look into getting customer feedback from citizens/developers who have worked with BBG.

Asks Dan Johnson to work with Finance to clarify budget line-item terminology for the vehicle repair/replacement fund so it is clearer.

Capital Improvements - Adewale Taiwo, Capital Projects Manager

Provided an overview of Capital Projects

Unfunded new projects: Hydrant and Valve Study, Newport Blvd (new turn lane into subdivision)

Mayor Davis suggests being ahead of the curve by looking into a tracking software within the next 2 to 3 years.

Adjourned at 6:00 p.m.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:09 p.m. Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Larry Akery
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 4 Ed Perry

Also Present: Dan Johnson, Interim City Manager/City Engineer
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Jessica Rodriguez, Director of Development Services
Jose Abraham, City Planner
Adewale Taiwo, Capital Projects Manager
Chad Dumont, HR Manager
Joe Murray, Fire Marshal
Rosa Donaire, Finance Manager
Brooke Cyphers, Public Information Officer

Invocation

Pastor Bryan Leatherwood

Inspirational Reading - Councilmember Opliger

Pledge

Public Comments: "Comment Card" Required

Councilmember Sarmiento read comment from Clint Weekley.

Stephanie Tanner, District Director for Senator Maes Middleton presented Certificate of Recognition for Mayor Dan Davis being the youngest Mayor in Manvel history.

City Manager Update

Met with Chamber last week to collaborate on groundbreakings, ribbon cuttings, etc.

Will be sending out certificate of occupancy reports to the Chamber weekly.

Succession planning meetings taking place.

Working on meetings with Alvin ISD and C&R3.

89 of 98 positions filled.

Take home vehicle policy procedure has been created. Mostly pertains to Police and Public Works.

Looking into averaging out wastewater charges.

Meridiana Wastewater Treatment Plant is done.

Consent Agenda

1. Approve meeting minutes to date.
2. Approve the second and final reading of Ordinance 2023-O-23;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A PORTION OF A 40' WIDE RIGHT-OF-WAY BEING APPROXIMATELY 1.086 ACRES GENERALLY LOCATED SOUTH OF RODEO PALMS RESIDENTIAL DEVELOPMENT AND NORTH OF MANVEL TOWN CENTER. IDENTIFIED IN VOLUME 2, PAGE 81 IN THE PLAT RECORDS OF BRAZORIA COUNTY, WITHIN THE EMIGRATION LAND COMPANY SUBDIVISION OF THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 47; OF THE BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY, TEXAS, ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
(Forwarded with favorable recommendation by PD&Z 6/0)
3. Acceptance of infrastructure improvements for **Meridiana Wastewater Treatment Plant** to begin the two-year maintenance period.
4. Acceptance of infrastructure improvements for **Pomona Lake D Phase 4** to begin the two-year maintenance period.
5. Acceptance of infrastructure improvements for **Pomona Lake F Phase 3** to begin the two-year maintenance period.

July 17, 2023 MANVEL CITY COUNCIL MEETING MINUTES

Councilmember Jerome Hudson made the motion to approve the Consent Agenda. Councilmember Harry Opliger seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson
No: None
Absent: City Councilmember Place 4 Ed Perry
Abstained: None

Items Removed from the Consent Agenda

None

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.071 "Consultation with Attorney" and Sec. 551.072. "deliberation regarding purchase, exchange, lease or value of real property"

Discuss contract for sale of property located at 19803 Highway 6, Manvel Tx.

Mayor Davison convened the meeting into Executive Session at 6:25 p.m.

Mayor Davison reconvened the meeting out of Executive Session at 7:06 p.m.

No action taken.

Regular Agenda

1. Consideration and possible action to approve Resolution 2023-R-18;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AN EARNEST MONEY CONTRACT FOR THE SALE OF APPROXIMATELY 2.19 ACRES OF CITY-OWNED REAL PROPERTY LOCATED AT 19803 MORRIS AVENUE, MANVEL, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE THE EARNEST MONEY CONTRACT; APPROVING THE SALE OF THE PROPERTY ON THE TERMS LISTED IN THE EARNEST MONEY CONTRACT; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS NEEDED TO SELL THE PROPERTY AND COMPLETE THE TRANSACTION, PROVIDED ALL CONDITIONS AND CONTINGENCIES IN THE EARNEST MONEY CONTRACT ARE MET.

Councilmember Jerome Hudson made the motion to approve. Councilmember Harry Opliger seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson
No: None
Absent: City Councilmember Place 4 Ed Perry
Abstained: None

*Regular Agenda Item #10 was discussed and voted on before item #2.

2. Consideration and possible action to approve Resolution 2023-R-19;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS,
OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT “A” “AKERY POND”;
AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Dan Davis made the motion to amend 2023-R-19 to be Akery Lake instead of Akery Pond. Councilmember Jerome Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

Mayor Dan Davis made the motion to approve as amended. Councilmember Jerome Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

3. Consideration and possible action to approve Resolution 2023-R-20;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS,
OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT “A” “DELORES MARTIN PARK”; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Jerome Hudson made the motion to approve. Councilmember Larry Akery seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

4. Consideration and possible action to approve Resolution 2023-R-21;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS,
OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT “A” “BUDDY WILLIAMS PARK”; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Jerome Hudson made the motion to approve. Councilmember Harry Opliger seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

5. Consideration and possible action to approve a Development Agreement between the City of Manvel and Foxtail Sky, LLC., and authorize the Mayor to execute the agreement.

Councilmember Harry Opliger made the motion to approve. Councilmember Crystal Sarmiento seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

6. Consideration and possible action to approve the first of two readings of Ordinance 2023-O-24; An Ordinance amending the Code of Ordinances, Chapter 53 "Signs".

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 53. "SIGNS" BY REVISING THE REGULATIONS PERTAINING TO SIGNS WITHIN THE CITY OF MANVEL AND EXTRATERRITORIAL JURISDICTION; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

Dan Johnson - Approving attention getting signs without a permit with three conditions:
Can't be in a right-of-way or on a sidewalk, needs to be in good repair, and has to be on-premise.

Councilmember Crystal Sarmiento made the motion to approve. Councilmember Jerome Hudson seconded the motion.

The motion carried with a vote: 5/1

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: City Councilmember Place 3 Harry Opliger

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

7. Concurrence with the Interim City Manager's decision to promote Robbie Hall as Director of Community Services.

Mayor Dan Davis made the motion to approve. Councilmember Jerome Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

8. Consideration and possible action to approve the proposed job description for the City Manager position.

Councilmember Jerome Hudson made the motion to approve. Councilmember David Lands seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

9. Consideration and possible action to direct staff on amending Sec. 32-61 Fill Material and associated permit fees. (Requested by Councilmember Opliger and Akery)

Harry Opliger feels the fee is too cumbersome on homeowners and needs to be eliminated. Crystal agrees.

Mayor - there's currently an allowance of 60 cubic yards per acre per year, which comes out to about 5 trucks and that's if it's in the floodplain. Proposes anything under it, permit but no fee. Anything over it, still a permit but keeping the \$500. Anything not in the floodplain, as much as you want, but still a permit and going from \$100 to \$0.

Larry Akery - there has to be a limit.

Dan Johnson - will bring an updated fee schedule to next meeting.

No action.

10. Consideration and possible action to approve Ordinance 2023-O-25;

An Ordinance amending the FY 2023 Park Fund Budget to account for beautification expenses.

AN ORDINANCE AMENDING ORDINANCE NO. 2022-O-24 AMENDING THE CITY FISCAL YEAR 2023 BUDGET ENDING SEPTEMBER 30, 2023, BY AMENDING THE PARK FUND BUDGET TO ACCOUNT FOR BEAUTIFICATION EXPENSES. 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.

*Mayor Davis moved this agenda item up to before regular agenda item #2

July 17, 2023 MANVEL CITY COUNCIL MEETING MINUTES

Adrian Hernandez, Executive Board of Directors for Keep Pearland Beautiful provided an overview of data on how Manvel residents are utilizing the Stella Roberts Recycling Center.

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

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

Mayor and Council Comments

Thoroughfare and Budget timeline on next agenda

Requests discussion on grease traps and food establishment definitions

August - Chamber luncheon - State of the Country

Pig skin preview - August 2nd

CenterPoint emergency meeting

Harry Opliger asks to see the mission statement on the website

Adjourn

Councilmember Jerome Hudson made the motion to adjourn the meeting at 7:57 p.m.
Councilmember David Lands seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

CITY OF MANVEL MISSION STATEMENT

"The City of Manvel will continue to be a unique, vibrant, growth-managed community that will meet the needs of its citizens through the efforts of local government and civic-minded individuals by promoting well-planned development, cost-effective professional management, and competent and responsive municipal services."

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

LARRY AKERY, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
ED PERRY, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



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

MINUTES 7/24/2023

Regular Session

Call To Order

Mayor Davis called the Special Meeting of the Manvel City Council to order at 4:31 p.m.
Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Larry Akery
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Ed Perry
City Councilmember Place 5 Crystal Sarmiento

Absent: City Councilmember Place 6 Jerome Hudson

Also Present: Dan Johnson, Interim City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary Rosa
Donaire, Finance Manager Joe
Murray, Fire Marshal
Jose Abraham, City Planner
Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

Budget Workshop

Discussion on the Fiscal Year 2023-2024 Proposed Budget.

Thoroughfare Plan - Councilmember Lands requested an update.

Dan Johnson says it's already in the proposed budget along with the comprehensive plan.
The Comprehensive Plan is budgeted at \$150,000 and the Thoroughfare Plan is \$120,000.

July 24, 2023 MANVEL CITY COUNCIL SPECIAL MEETING MINUTES

Finance Department Budget Presentation:

Rosa Donaire -

Presented the Preliminary Budget numbers to Council

The Finance Department is asking for an Accounting Technician and an increase to the training budget.

Council wants to lean heavy on making sure our employees are taken care of through pay and dependent coverage.

Mayor Davis says two requests that piqued his interest are PDs Cadet program and Development Services Camino Permitting software.

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance 2023-O-26; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, RENAMING THE COMMUNITY SERVICES DEPARTMENT OF THE CITY AS THE PUBLIC WORKS DEPARTMENT; PROVIDING AN EFFECTIVE DATE.

Councilmember Crystal Sarmiento made the motion to approve. Councilmember Ed Perry seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento

No: None

Absent: City Councilmember Place 6 Jerome Hudson

Abstained: None

Mayor and Council Comments

Adjourn

Mayor Dan Davis made the motion to adjourn the meeting at 5:52 p.m. Councilmember David Lands seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento

No: None

Absent: City Councilmember Place 6 Jerome Hudson

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

CITY OF MANVEL MISSION STATEMENT

"The City of Manvel will continue to be a unique, vibrant, growth-managed community that will meet the needs of its citizens through the efforts of local government and civic-minded individuals by promoting well-planned development, cost-effective professional management, and competent and responsive municipal services."

ORDINANCE NO. 2023-O-24

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 53. "SIGNS" BY REVISING THE REGULATIONS PERTAINING TO SIGNS WITHIN THE CITY OF MANVEL AND EXTRATERRITORIAL JURISDICTION; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the City of Manvel, Texas, deems it in the best interest of the health, safety and welfare of its citizens to amend the regulations pertaining to signs within the City of Manvel and its extraterritorial jurisdiction;

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

Section 1. The Code of Ordinances of the City of Manvel, Texas is hereby amended by amending Chapter 53. "Signs", to read and provide as follows:

"CHAPTER 53. SIGNS

Sec. 53-1. Purpose.

The purpose of this chapter is to establish reasonable regulations for the design, construction, installation, and maintenance of all exterior signs within the city and its extraterritorial jurisdiction in order to:

- (1) Balance the right of individuals to identify their businesses and convey their messages and the right of the public to be protected against the unrestricted proliferation of signs;
- (2) Further the objectives of the city's comprehensive plan;
- (3) Protect the public health, safety, and welfare of the citizens of the city;
- (4) Reduce traffic hazards;
- (5) Facilitate the creation of an attractive and harmonious community;
- (6) Protect property values;
- (7) Promote economic development; and
- (8) Preserve the right of free speech exercised through the use of signs containing non-commercial messages.

Sec. 53-2. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned sign means any sign which does not display any advertisement, copy or message or any sign which identifies or advertises a business, lessor, service, owner, product, or activity, which is no longer available at the indicated location or no longer available on the premises for which no legal owner can be found.

Advertising means to seek the attraction of or to direct the attention of the public to any goods, services, business, activity, or merchandise of any kind or type.

Amateur ball park signs means those signs constructed, attached, hung, placed, suspended, affixed, or painted upon a structure in an amateur ball park which seek the attention of or direct the attention of patrons of the ball park to any goods, services, business, activities, or merchandise of any kind or type.

Attention-getting device sign means devices that are erected, placed, or maintained outdoors so as to attract attention to any business, or any goods, products, or services available on the premises of a business, including but not limited to the following items or devices: banners, cut out figures; discs; festooning, including tinsel, strings of ribbons, and pinwheels; inflatable objects or inflatable characters, including balloons; air animated objects, non-governmental flags; pennants; propellers; steam or smoke-producing devices; streamers, whirligigs; wind devices; blinking, rotating, moving, chasing, flashing, glaring, strobe, scintillating, search, flood or spot lights; or similar devices or items, and of which are located or employed in connection with the conduct of business.

Banner sign means a type of temporary sign that is made or composed of a flexible piece of fabric, plastic, canvass, vinyl, paper, or another non-rigid material that does not include any enclosing framework and which is commonly mounted to a building, structure, fence, railing, or wall with rope, or mounted to the ground with stakes.

Billboard or billboard sign means an off-premises sign.

Business establishment means any property, building, or structure, permanent or temporary, used for the purpose of conducting in said building or structure, or on said property, a commercial enterprise in compliance with all ordinances and regulations of the city governing such activity. The term "business establishment" shall not include any property, building, or structure used for the primary purpose of securing a permit to erect a sign.

Business purposes means the erection or use of any property, building, or structure, permanent or temporary, used for the purpose of conducting in said building or structure, or on said property, a commercial enterprise in compliance with all ordinances and regulations of the city governing such activity. The term "business purpose" shall not include any property, building, or structure erected or used for the primary purpose of securing a permit to erect a sign.

Community event sign means a temporary sign advertising special community events or other community activities sponsored by nonprofit organizations, governmental entities, or churches.

Construction sign means a temporary sign identifying the architect, engineer, developer or contractor located on an active construction site.

Damaged sign means a sign where elements of the sign face or structure are visibly cracked, corroded, bent, broken, torn, or dented, or where the message can no longer be read under normal viewing conditions.

Directional or Information sign means any attached or freestanding sign on premise sign giving directions, instructions, or facility information, i.e., entrance or exit signs, one-way location of parking, etc. which may contain the name or logo of an establishment but no other advertising copy.

Double-faced sign means any sign with sign area on two faces that are back to back, facing in opposite directions.

Column sign means any sign supported by two or more columns, uprights, or braces anchored in or on the ground and not attached to any building.

Electronic changeable message sign means an electronic sign or portion of a sign that uses Light Emitting Diode (LED) technology to form a sign message or messages in text form, with or without fixed images, wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

Erect means to build, construct, attach, hang, place, suspend, affix, or paint a sign.

Facing or surface means the surface of the sign upon, against, or through which a message is displayed or illustrated.

Flag means any government or governmental agency or any patriotic, religious, charitable, civic, educational, or fraternal organization.

Flashing sign means any directly or indirectly illuminated sign which contains an intermittent flashing light source. This does not include electronic changeable message or time/temperature signs.

Hand-held signs means a sign that is hand-carried by an individual.

Historical sign means a sign designated in a historic district or a building that has been designated a landmark.

Home business sign means any unlighted sign not over two square feet in area attached flat against the dwelling and displaying only the occupants name and/or address and/or occupation.

Illuminated sign means any sign that has characters, letters, fixtures, designs, or outlines illuminated externally by electric lights or internally by luminous tubes or other internal illumination device.

Incombustible material means any material that will not ignite at or below a temperature of 1,200 degrees Fahrenheit and will not continue to burn or glow at that temperature.

Memorial or Commemorative plaque/tablet means an historical sign affixed to a wall denoting a building name and/or date of erection.

Menu board sign means a sign erected in conjunction with a use that incorporates a drive-thru or drive in generally used to provide service or product options and pricing for customers [~~in~~ a vehicle].

Monument sign means any sign mounted on the ground or supported by one or more columns, uprights, or braces anchored in the ground, but not elevated above the ground by any device that holds the sign off the ground and not attached to any building, including reader panels. A message board or electronically displayed date, time, and temperature may not occupy more than 24 square feet of the area of sign face.

Multifamily dwelling complex means a townhouse, condominium, or apartment complex of one or more buildings or portions thereof located on a single tract of land which contain three or more separate dwelling units which share means of egress and other essential facilities.

Off-premises sign means any sign advertising a business, person, activity, goods, products, or services not usually located on the premises where the sign is installed and maintained, or which directs persons to any location not on the premises.

On-premises sign means any sign identifying or advertising the person, activity, goods, business, products, or services primarily sold or offered for sale on the premises or property where the sign is installed and maintained when such premise is used for business purposes.

Permittee means a person receiving a sign permit pursuant to the provisions of this chapter.

Person means an individual, company, corporation, partnership, association, or any other entity.

Pole sign means any sign supported by only one column, pole, upright, or brace anchored in or on the ground and not attached to any building.

Portable sign means any sign designed or constructed to be easily moved from one location to another and which is mounted upon or designed to be mounted upon a wheeled carrier or other framed structure.

Public service sign means a sign that provides a service or message to the public, such as time, temperature, and charity appeals.

Residential purposes means property devoted to use as a single-family or multifamily residence. Residential purposes shall include, but not be limited to, property used for houses, apartments, duplexes, condominiums, townhouses, townhomes, and patio homes; property used for hotels, motels, and boardinghouses shall not be considered as used for residential purposes.

Right-of-way means that property or right-of-way owned by the city, county, or state and used for the purposes of roads, highways, drainage, and public utilities.

Shopping center or integrated business development means a commercial development, such as a strip center, mall, multitenant office building, commercial center, or industrial complex, in which two or more separate businesses occupy a single or multiple structure which share on-site parking facilities and common driveways.

Sign means any writing (including letter, word, or numeral), pictorial representation (including illustration or decoration), emblem (including device, symbol, or trademark), flag (including banner or pennant), symbol, design, or any other figure of similar character which is a structure or a part thereof, or is attached to, painted on, or in any manner represented on a building or other structure, is placed out of doors in view of the general public from public rights-of-ways or abutting property, and is used for purposes of advertisement, announcement, declaration, demonstration, display, identification, direct attention or expression. The term "sign" shall include the sign structure.

Sign administrator means the director of development services or his/her designee.

Sign area means the entire advertising area of a sign, excluding any framing, trim or molding and the supporting structure, with wording in either permanent or removable letter form. This definition also includes the LED portion of an electronic changeable message sign.

Sign permit means a permit issued by the city to erect a sign. Additionally, a sign permit refers to the continuing authorization by the city for the permit holder to maintain and operate a sign within the city while such sign conforms with the provisions of this chapter.

Sight distance triangle means the triangle formed on any corner lot measured from the point of intersection of the front and exterior side lot lines a distance of 25 feet along said front and side lot lines and connecting the points so established to form a sight triangle on the area of the lot adjacent to the street intersections. Except for single-family residential accessways, a sight triangle at the intersection of a public street and a private access way shall have sides of 15 feet along the accessway and 25 feet along the public street. In order to minimize sight obstructions, no parking, wall, fence, sign, structure or any plant growth other than grasses shall be placed or maintained within the sight distance triangle so as not to impede vision between a height of two feet six inches, and ten feet above the center line grades of the intersecting streets and/or drives.

Sign structure means any structure, device, or system, which supports or is capable of supporting a sign.

Snipe signs or *bandit signs* means signs which are tacked, nailed, posted, pasted, glued, or otherwise attached to stakes, utility poles, or other like objects, the advertising on which is not applicable to the premises or property on which it is located.

Temporary business sign means any sign, banner, pennant, or other advertising display constructed of cloth, canvas, light fabric, cardboard, or other light materials, with or without frames, with or without words, intended to be displayed for a limited period of time on the property of the business.

Temporary garage or yard sale sign means a temporary sign advertising the date, time and location of a garage or yard sale.

Temporary political sign means a temporary, portable sign concerning candidates for public office and ballot issues for an election or referendum.

Temporary real estate sign means a temporary sign that advertises the sale, rental, or lease of the premises upon which the sign is located.

Wall sign means any sign mounted parallel to a wall of any building extending 18 inches or less horizontally from the structure to which it is affixed.

Window sign means a temporary business sign placed on, affixed to, painted on or located within the frame of a transparent opening in the wall of a building.

Sec. 53-3. Sign districts.

There are hereby created the following sign districts:

- (1) *Sign district A.* Sign district A shall include all property located in the city limits and extra territorial jurisdiction (unless prohibited or restricted by V.T.C.A., Local Government Code § 216.902) within 200 feet of the right-of-way of State Highway 288 and its frontage roads.
- (2) *Sign district B.* Sign district B shall include all property located in the city limits with frontage on State Highway 6 zoned light commercial (LC), heavy commercial (HC), highway mixed use (HMU) and PUD districts as defined by the city's zoning ordinance, located with frontage on State Highway 6 in the city's extra territorial jurisdiction (unless prohibited or restricted by V.T.C.A., Local Government Code § 216.902), and is not located within sign district A.
- (3) *Sign district C.* Sign district C shall include all property in the city limits that is not located within sign district A or sign district B.
- (4) *Sign district D.* Sign district D shall include all property within the city's extraterritorial jurisdiction (unless prohibited or restricted by V.T.C.A., Local Government Code § 216.902) that is not located in sign district A, sign district B, or sign district C.

Sec. 53-4. Permit required.

Except as provided in section 53-10 (a), it shall be unlawful for any person to erect, relocate, or structurally alter, any sign or other advertising structure as defined in section 53-2, without first obtaining a sign permit from the sign administrator and paying the permit fee required by section 53-7. No permit is required for change of copy or message or for repair, repainting, or maintenance that does not entail structural change.

Sec. 53-5. Application for sign permit.

An application for a sign permit shall be made upon a form provided by the sign administrator and shall contain and have attached the following information:

- (1) The name, address, email address, and telephone number of the applicant;
- (2) The location of the building, structure, or lot to which or upon which the sign or other advertising structure is to be attached or erected;
- (3) A site plan illustrating buildings, structures, and/or rights-of-way, sidewalks and driveways;
- (4) Two drawings of the plans and specifications of the sign and a description of the proposed method of construction and attachment to the building or on the ground;
- (5) A certification and/or calculations showing that the sign is designed to meet the wind pressure and dead load requirements of the International Building Code and all other laws and ordinances of the city. The building official may require such certification and calculation to be made by a registered professional engineer if the sign is in excess of six feet in height or 50 square feet in area.

- (6) The name of the person erecting the sign;
- (7) The written consent of the owner of the building, structure, or land to which or on which the sign is to be erected if the owner of such property is different from applicant;
- (8) Any required electrical permit; and
- (9) Such other information as the sign administrator shall require to show full compliance with this and all other laws and ordinances of the city.

Sec. 53-6. Permit issuance.

Upon the filing of an application for a sign permit, the sign administrator shall:

- (1) Examine the plans and specifications and the premises upon which the proposed sign shall be erected; and
- (2) Issue a permit if the proposed sign complies with the requirements of this chapter and all other laws and ordinances of the city. If the work authorized under a sign permit is not completed within six months after the date of issuance, the permit shall become null and void.

Sec. 53-7. Permit fee.

Every applicant, prior to issuance of a permit pursuant to section 53-6, shall pay to the city a nonrefundable fee. Such fees shall be adopted by resolution and may be revised as often as the city council deems necessary.

Sec. 53-8. Revocation of permit.

The sign administrator may revoke any permit where there has been a violation of the provisions of this chapter or a misrepresentation of fact on the permit application.

Sec. 53-9. Number, date, and voltage.

- (a) Every permitted sign or other advertising structure shall display in a conspicuous place on such sign or structure, in letters no less than one inch in height, the date of erection, the permit number, and the voltage of any electrical apparatus used.
- (b) The top of all signs and sign structures shall have a minimum vertical clearance from any other structure of 14 feet, and shall have a clearance equal to its height from any transmission line carrying 750 volts or greater.

Sec. 53-10. Allowed signs.

- (a) The following signs are allowed in all districts and do not require a permit:

(1) *Temporary real estate signs.* Temporary real estate signs advertise the sale, rental, or lease of the premises upon which the sign is located.

a. Nonresidential districts and/or uses. Temporary real estate signs not exceeding 32 square feet in area are permitted in nonresidential districts.

b. Residential districts and/or uses. Temporary real estate signs not exceeding 16 square feet in area in residential districts and/or residential uses. Temporary real estate signs not exceeding 32 square feet in area are allowed in residential districts and/or uses for properties fronting on a major thoroughfare, parkway, arterial, or collector as identified in the city's thoroughfare plan, as amended from time to time.

c. All temporary real estate signs shall be removed not later than ten days following the sale, rental, or lease of the subject property.

d. All temporary real estate signs shall only be located on private property;

(2) *Temporary political signs.* Temporary political signs concerning candidates for public office and ballot issues, if the sign does not have an effective area greater than 36 feet, is not more than eight feet high, is not illuminated, and has no moving parts. Such signs shall be erected not more than 30 days preceding the first day early voting commences for the election or referendum to which they pertain and removed not later than ten days after the date of the election or referendum. Political signs for candidates who are in a run-off shall be allowed to remain until ten days after their run-off election. Such signs shall only be located on private property;

(3) *Temporary garage or yard sale signs.* Temporary signs advertising the date, time, and location of a garage or yard sale and not exceeding four square feet in area. Such signs shall be erected not more than three days prior to and removed not later than one day after the date of the sale;

(4) *Vehicular and pedestrian signs.* Public signs regulating vehicular or pedestrian traffic or designating or giving direction to streets, schools, hospitals, historical sites, or public facilities;

(5) *Flags.* Flags of any government or governmental agency or any patriotic, religious, charitable, civic, educational, or fraternal organization and not exceeding 40 square feet in area or as permitted for an attention getting device sign;

(6) *Temporary displays and decorations.* Temporary displays or decorations customarily associated with any national, state, local, or religious holiday or celebration. Such signs shall be erected not more than 45 days before the holiday or celebration and removed not later than ten days after such holiday or celebration;

(7) *Hand-held signs.* Hand-held signs of a noncommercial nature not set on or affixed to the ground and not exceeding ten square feet in area;

(8) *Temporary contractor signs.* Temporary signs identifying the architect, engineer, developer or contractor when placed upon construction sites and not exceeding 64 square feet in area and one

per site location. Such signs shall not be erected prior to approval of a site plan and shall be removed not later than ten days after completion of the project;

(9) *Memorial or commemorative signs.* Memorial or commemorative plaques or tablets denoting a building name and/or date of erection or a location of historic significance and not exceeding four square feet in area;

(10) *Informational signs.* Any sign for informational (non-advertisement) purposes not exceeding one square foot in area with letters not exceeding four inches in height;

(11) *Property identification signs.* Property identification signs indicating address and/or name and not exceeding two square feet in area located on property used for residential purposes or five square feet in area located on property used for business purposes; and

(12) Signs within a ball park or other similar recreational facility and which cannot be seen from an adjacent street or adjacent properties;

(13) *Attention Getting Device Sign.*

- a. Attention getting device signs shall not extend over or into any street right-of-way, alley, sidewalk, or other public thoroughfare;
- b. All attention getting device signs shall be kept in good repair (i.e., not tattered, faded, or frayed); and
- c. All attention getting device signs shall be on-premise.

(b) The following signs are allowed in all districts and require a permit:

(1) *Historical signs.* Signs which are an integral part of the historical character of a designated historic district or a building that has been designated a landmark;

(2) *Community event signs.* Temporary signs advertising special community events or other community activities sponsored by nonprofit organizations, governmental entities, or churches. Such signs shall not exceed 32 square feet in area, shall not be erected more than 30 days in advance of the event and shall be removed within ten days after such event. Temporary signs shall be securely anchored and shall not exceed seven feet in height from ground level;

(3) *Occupation signs.* Signs identifying the name and profession of the occupant of a business establishment and not exceeding two square feet in area;

(4) *Temporary business signs.* Temporary business signs shall be permitted provided, that:

- a. Temporary business signs of combustible material shall not exceed 60 square feet in area;
- b. Temporary business signs weighing in excess of 50 pounds must conform to the safety requirements of the building code of the city and must be approved by the sign administrator;
- c. Temporary business signs shall not extend over or into any street right-of-way, alley, sidewalk, or other public thoroughfare;
- d. Temporary business signs shall be attached with wire or steel cables. Strings, ropes,

or wood slats for anchorage or support purposes shall not be permitted;

e. Temporary business signs shall not be allowed to remain for a period exceeding 15 days in a six-month period;

f. Temporary business signs must be on-premise signs; and

g. Only one temporary business sign may be displayed at any given time.

(5) *Governmental entity signs.* Signs erected by the city, the state (including its political subdivisions, such as school districts), or the United States government, or otherwise required by federal, state, or local laws;

(6) *Directional or informational signs.* Directional or informational signs shall be no more than four feet in height with a maximum area per side of six square feet;

(7) *Electronic changeable message signs.* An electronic changeable message sign may be allowed, provided that:

a. The size of the changeable area is no larger than 25 percent of the overall permitted sign.

b. 1. For sign districts A and B, the message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling; and the sign does not conflict with section 53-11(9); or

2. For sign districts C and D, the message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling; and the sign does not conflict with section 53-11(9).

c. No internal or external illumination of the LED screens will be allowed to operate between the hours of 10:00 p.m. and 6:00 a.m. when located within 100 feet from a residential zoning district (measured from lot line to lot line).

d. Maximum illumination will be determined by the difference between ambient light and full wattage and this difference cannot be more than .2 footcandles at 75 feet. The owner will provide annual reports certifying illumination does not exceed stated limits and will conduct tests in response to any complaints received by the city concerning the light from the sign.

e. Maximum nit wattage is 6,500.

(8) *Wall signs.* Each business establishment is allowed wall signage not exceeding the total square feet of the facade to which it is affixed:

a. Fifteen percent of the business frontage or a maximum 200 square feet for the side with the principal entrance;

b. Ten percent of the business frontage or a maximum 150 square feet for the side(s) fronting on a public street;

c. Ten percent of the business frontage or a maximum 150 square feet for all other sides;

d. Ten percent per side for canopies related to a business;

e. A maximum of 32 square feet for freestanding menu boards in addition to wall signs; or

f. Wall signage may not project above the lower edge of the roof line or parapet of a building.

- (9) Home business sign. A home business sign may have one non-illuminated sign with a maximum area of two square feet; and
 - (10) Menu board sign. A menu board sign shall be designed to be read from a distance no greater than ten feet.
- (c) Notwithstanding any other provision of this chapter, any sign that may display a commercial message may also display any noncommercial message, either in place of or in addition to the commercial message, so long as the sign complies with other requirements of this chapter.

Sec. 53-11. Prohibited signs.

Signs prohibited in all districts by this chapter include, but are not limited to, the following:

- (1) Signs which are inadequately maintained so as to show evidence of deterioration, including peeling, rust, dirt, fading, discoloration, loss of illumination, or holes. Damaged signs shall be repaired or removed within 30 days of receipt of notice from the city;
- (2) Signs which advertise a business or product, which is no longer in existence. Abandoned or outdated signs shall be replaced or removed within 30 days of receipt of notice from the city;
- (3) Signs which are erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape;
- (4) Signs which obstruct free and clear vision at any street intersection;
- (5) Signs which interfere with, obstruct the view of, or may be confused with any authorized traffic sign, signal, or device because of its position, shape, or color;
- (6) Signs which use the words "stop," "look," "go slow," "caution," "danger," "warning," or any other word, phrase, symbol or character in a manner that interferes with, misleads, or confuses traffic;
- (7) Signs which constitute a hazard to safety or health by reason of inadequate design, construction, repair, or maintenance;
- (8) Signs which are illuminated with lights that cause a glare into or upon the surrounding area or any property used for residential purposes or which distract operators of vehicles or pedestrians on a public right-of-way;

~~[(9) Signs which contain reflectors or lights or illuminations or messages that flash, move, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation;]~~

(9) ~~[(10)]~~ Signs which display any matter in which the dominant theme of the material taken as a whole appeals to a prurient interest in sex, or is patently offensive because it affronts contemporary community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value;

(10) ~~[(11)]~~ Signs which are painted on or attached to a motor vehicle used primarily for the display of such sign. This section shall not prohibit the identification of a business or its products or services on a vehicle operated and parked in a manner appropriate to the normal course of business;

~~[(12) Signs which have visible moving, revolving, or rotating parts or visible mechanical movement of any kind, achieved by electrical or mechanical means, except for time-temperature-date signs;]~~

(11) [(13)] Signs attached to or located upon outdoor exposed amenities such as trees, street signs, utility poles, or fences, which are visible from any street;

(12) [(14)] Signs which are off-premises signs;

(13) [(15)] Signs or portions thereof which are located on, or project or extend over, any public right-of-way, any public sidewalk, street, alley, or other public property;

~~[(16) Attention-getting device signs;]~~

(14) [(17)] Snipe signs or bandit signs except as pre-permitted between the hours of 5:00 p.m. on Friday and 7:00 a.m. on Monday, provided no such sign shall be located less than 100 feet from another such sign; ~~[and]~~

(15) [(18)] Pole signs [] ; and

(16) Sign types not strictly permitted in Section 53-10.

Sec. 53-12. Additional signs allowed in sign district A.

Business establishments within sign district A shall be allowed signage in accordance with section 53-10 and the provisions of this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs allowed under this section.

(1) Column signs.

- a Each business establishment in sign district A is permitted one column sign, which shall be supported by not less than two columns, with the depth of the column not less than the depth of the sign; provided, however, that the width of the column shall not be less than three feet. The message area of such column sign shall not exceed 550 square feet in area. The height of such column shall not exceed 40 feet in height, including the supporting structure, above the surrounding finished grade level. Additionally, each monument sign shall not exceed 22 feet in width. The bottom of such sign message area shall not be less than 15 feet above the surrounding finished grade level. Such column sign shall not exceed 22 feet in width. Such column sign may have a reader panel attached to it, however, a reader panel shall be included in the calculation of total sign area. Each column sign shall be positioned perpendicular to the roadway on which the property on which the sign is located faces. The support structure shall be visibly marked if such column sign is located in a parking area. Each business establishment in sign district A with more than 200 feet of frontage on State Highway 288 or its frontage road shall be permitted one

additional sign as described in this section. No single business shall exceed 20 square feet of sign space on any one column sign.

- b. A column sign shall be located such that all parts of such sign are a minimum of ten feet from all property lines.

(2) *Monument signs.*

- a. In lieu of, and not in addition to, a column sign, each business establishment is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.

Sec. 53-13. Additional signs allowed in sign district B.

Business establishments within sign district B shall be allowed signage in accordance with section 53-10 and the provisions of this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs allowed under this section.

- (1) *Column signs.* Column signs are prohibited.

(2) *Monument signs.*

- a. Each business establishment with frontage on State Highway 6 is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition, monument signs in sign district B shall have a minimum distance of 200 feet between them when possible.

Sec. 53-14. Additional signs allowed in sign district C.

Business establishments within sign district C shall be allowed signage in accordance with section 53-10 and the provisions of this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs permitted under this section.

- (1) *Column signs.* Column signs are prohibited.

(2) *Monument signs.*

- a. Each business establishment is permitted one single or double-faced monument sign not exceeding 24 square feet in area and not exceeding six feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to approval by the sign administrator to ensure

that such location does not cause an obstruction to the view of traffic or create a hazard to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition, monument signs in sign district C shall have a minimum distance of 200 feet between them when possible.

Sec. 53-15. Additional signs allowed in sign district D.

Business establishments within sign district D shall be allowed signage in accordance with the provisions of section 53-10 and this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs permitted under this section.

- (1) *Column signs.* Column signs are prohibited.
- (2) *Monument signs.*
 - a. Each business establishment is permitted one single or double-faced monument sign not exceeding 24 square feet in area and not exceeding six feet in height above the surrounding finished grade level.
 - b. The location of a monument sign is subject to approval by the sign administrator to ensure that such location does not cause an obstruction to the view of traffic or create a hazard to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition, monument signs in sign district D shall have a minimum distance of 200 feet between them when possible.

Sec. 53-16. Shopping center and integrated business developments.

Shopping centers and integrated business developments shall be allowed signage in accordance with section 53-10 and the provisions of this section. A permit is required for the signs allowed under this section.

- (1) *Sign district A.*
 - a. Each shopping center or integrated business development with more than 200 feet of frontage on State Highway 288, or its frontage road is permitted one column sign not exceeding 550 square feet in area. Such column sign shall not exceed 40 feet in height, including the supporting structure, above the surrounding finished grade level. Additionally, each monument sign shall not exceed 22 feet in width. The bottom of such sign shall not be less than 15 feet above the surrounding finished grade level. Such column sign may have a reader panel attached to it, however, a reader panel shall be included in the calculation of total sign area. The support structure shall be visibly marked if such column sign is located in a parking area.
 - b. A column sign shall be located such that all parts of such sign are a minimum of ten feet from all property lines.
 - c. In lieu of a column sign, a shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 50 square feet in area

and not exceeding 12 feet in height above the surrounding finished grade level.

- d. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.

(2) Sign district B.

- a. Each shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level. Additionally, each monument sign shall not exceed 22 feet in width.
- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
- c. An additional monument sign may be permitted for each shopping center or integrated business development that is on the corner of an intersection of two public streets. One sign shall face each adjacent street. Such additional sign shall not exceed four feet in height above the surrounding finished grade level. Such additional sign shall not exceed 16 square feet in area plus an additional five square feet for each business establishment located in such shopping center or integrated business development. The total sign area of both signs combined shall not exceed 100 square feet plus an additional five square feet for each business establishment located in such shopping center or integrated business development.

(3) Sign district C.

- a. Each shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 24 square feet in area plus an additional three square feet in area for each business establishment located in such shopping center or integrated business development and not exceeding six feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
- c. An additional monument sign may be permitted for each shopping center or integrated business development that is on the corner of an intersection of two public streets. One sign shall face each adjacent street. Such additional sign shall not exceed four feet in height above the surrounding finished grade level. Such additional sign shall not exceed 16 square feet in area plus three square feet for each business establishment located in such shopping center or integrated business development. The total sign area of both signs combined shall not exceed 40 square feet plus an additional three square feet for each business establishment located in such shopping center or integrated business development.

(4) Sign district D.

- a. Each shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 24 square feet in area plus an additional three square feet in area for each business establishment located in such shopping center or integrated business development and not exceeding six feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
- c. An additional monument sign may be permitted for each shopping center or integrated business development that is on the corner of an intersection of two public streets. One sign shall face each adjacent street. Such additional sign shall not exceed four feet in height above the surrounding finished grade level. Such additional sign shall not exceed 16 square feet in area plus three square feet for each business establishment located in such shopping center or integrated business development. The total sign area of both signs combined shall not exceed 40 square feet plus an additional three square feet for each business establishment located in such shopping center or integrated business development.

Sec. 53-17. Permanent identification signs.

- (a) *Single-family residential subdivisions.* Single-family residential subdivisions are permitted permanent monument signs at each major entrance to the subdivision. The total sign surface area at each entrance shall not exceed 32 square feet in area and shall not exceed six feet in height above the surrounding finished grade level. The location of the monument sign shall be outside of the sight distance triangle corresponding to the nearest street intersection and is subject to approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians. Subdivisions which consist of more than one platted section are allowed an additional monument sign of not more than 16 square feet in area and not exceeding six feet in height for each major entrance to each section therein; however, in the case where the major entrance to the subdivision is also a major entrance to a section of the subdivision, that entrance shall be limited to a monument sign of not more than 32 square feet.
- (b) *Multifamily dwelling complexes.* A townhouse, condominium, or apartment complex is permitted one single or double-faced monument sign on the premises, not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level. The location of the monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition to a monument sign, each multifamily dwelling complex is permitted one wall sign not exceeding in total square feet ten percent of the facade to which it is affixed. A wall sign may not project above the roof line of a building, except for buildings with parapet walls, in which case the signage shall be flush with the wall and shall not project above the parapet.
- (c) *Permit required.* A permit is required for the signs allowed under this section.

Sec. 53-18. Portable signs.

- (a) *Portable signs for business establishment.* An on-premises portable sign shall be permitted for use by a business establishment for the initial opening of such business for a period not exceeding 30 days. An on-premises portable sign may also be permitted for use by a business establishment for a maximum period of 30 days per calendar year.
- (b) *Portable signs for nonprofit organization.* On-premises portable signs shall be permitted for use on a temporary basis by nonprofit organizations for a maximum period of 15 days per calendar year.
- (c) *Permit required.* A permit is required for any portable sign allowed under subsections (a) and (b) of this section. The location of a portable sign must be approved by the sign administrator to ensure that such location does not create hazards to traffic or pedestrians.
- (d) *Maximum area.* The maximum area per side of a portable sign shall not exceed 32 square feet.
- (e) *Conformance to city building code and electrical code.* Portable signs shall be securely anchored and constructed and erected in accordance with the city's building code and electrical code.
- (f) *Location; property lines and intersections.* Portable signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.

Sec. 53-19. Nonconforming signs.

A permanent sign erected within the city prior to the effective date of the ordinance from which this section is derived, which does not conform to the regulations of this chapter, shall be deemed to be a nonconforming sign which shall be allowed to continue, with normal maintenance and repair only; provided, however, a nonconforming sign may not be enlarged upon, expanded, or extended. It is not the intent of this section to encourage the survival of nonconforming signs; to the contrary, nonconforming signs are discouraged and contrary to the intent and purpose of this chapter.

- (1) *Obsolescence or destruction.* A nonconforming sign shall not be enlarged, expanded, extended, replaced, or rebuilt in case of obsolescence or total destruction by any means or cause.
- (2) *Repair or reconstruction if damaged.* In the event a nonconforming sign is damaged by any means or cause and the repair or reconstruction cost, whichever is applicable, equals or exceeds 50 percent of the fair market value of the sign at the time of the damage, it must be removed or brought into compliance with this chapter.
- (3) *Removal of unlawful signs.* In case any nonconforming sign is enlarged, expanded, extended, replaced, or rebuilt in violation of any of the terms of this chapter, the sign administrator shall give written notice by personal service or by certified mail, return receipt requested, to the owner, lessee, or person responsible for said sign, to remove the sign or bring the sign into compliance with this chapter. If such order is not complied with within ten days, the sign administrator shall revoke the sign permit.
- (4) *Placement and removal of signs.* All signs shall be placed by the owner or the party in control of the property or with the permission of such owner or party in control, and the owner or party in control shall be responsible for the prompt removal of any sign in accordance with the provisions of this chapter.

~~[(5) *Additional removal of specified signs.* Signs identified and described in section 53-11 shall~~

~~be removed within 30 days after the effective date of the ordinance from which this section is derived.]~~

(5) ~~[(6)]~~ *Conformance.* Nonconforming temporary business signs and portable signs shall be removed or made to conform with the provisions of this chapter within 30 days after the effective date of the ordinance from which this section is derived.

Sec. 53-20. Periodic inspection.

The sign administrator shall inspect periodically, or whenever deemed necessary, each sign or other advertising structure regulated by this chapter for the purpose of ascertaining whether the sign structure is unsafe, in need of repair, not in conformance with the permit application, or otherwise in violation of the provisions of this chapter.

Sec. 53-21. Reserved.

Sec. 53-22. Penalty.

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

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

Section 3. Repealer. All ordinances or parts of ordinances inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

Section 4. Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED on first reading this _____ day of _____, 2023.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____, 2023.

Dan Davis, Mayor

Attest:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

CHAPTER 53. SIGNS¹

Sec. 53-1. Purpose.

The purpose of this chapter is to establish reasonable regulations for the design, construction, installation, and maintenance of all exterior signs within the city and its extraterritorial jurisdiction in order to:

- (1) Balance the right of individuals to identify their businesses and convey their messages and the right of the public to be protected against the unrestricted proliferation of signs;
- (2) Further the objectives of the city's comprehensive plan;
- (3) Protect the public health, safety, and welfare of the citizens of the city;
- (4) Reduce traffic hazards;
- (5) Facilitate the creation of an attractive and harmonious community;
- (6) Protect property values;
- (7) Promote economic development; and
- (8) Preserve the right of free speech exercised through the use of signs containing non-commercial messages.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-2. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned sign means any sign which does not display any advertisement, copy or message or any sign which identifies or advertises a business, lessor, service, owner, product, or activity, which is no longer available at the indicated location or no longer available on the premises for which no legal owner can be found.

Advertising means to seek the attraction of or to direct the attention of the public to any goods, services, business, activity, or merchandise of any kind or type.

Amateur ball park signs means those signs constructed, attached, hung, placed, suspended, affixed, or painted upon a structure in an amateur ball park which seek the attention of or direct the attention of patrons of the ball park to any goods, services, business, activities, or merchandise of any kind or type.

Attention-getting device sign means devices that are erected, placed, or maintained outdoors so as to attract attention to any business, or any goods, products, or services available on the premises of a business, including but

¹Editor's note(s)—Ord. No. 2022-O-30, § 1, adopted Nov. 21, 2022, repealed the former ch. 53, §§ 53-1—53-23, and enacted a new ch. 53 as set out herein. The former ch. 53 pertained to similar subject matter and derived from Ord. No. 2017-O-35, § 1, adopted Nov. 6, 2017; Ord. No. 2022-O-13, § 1, adopted May 2, 2022.

State law reference(s)—Municipal regulation of signs, V.T.C.A., Local Government Code § 216.003; regulations of political signs by municipality, V.T.C.A., Local Government Code § 216.903.

not limited to the following items or devices: banners, cut out figures; discs; festooning, including tinsel, strings of ribbons, and pinwheels; inflatable objects or inflatable characters, including balloons; air animated objects, non-governmental flags; pennants; propellers; steam or smoke-producing devices; streamers, whirligigs; wind devices; blinking, rotating, moving, chasing, flashing, glaring, strobe, scintillating, search, flood or spot lights; or similar devices or items, and of which are located or employed in connection with the conduct of business.

Banner sign means a type of temporary sign that is made or composed of a flexible piece of fabric, plastic, canvass, vinyl, paper, or another non-rigid material that does not include any enclosing framework and which is commonly mounted to a building, structure, fence, railing, or wall with rope, or mounted to the ground with stakes.

Billboard or billboard sign means an off-premises sign.

Business establishment means any property, building, or structure, permanent or temporary, used for the purpose of conducting in said building or structure, or on said property, a commercial enterprise in compliance with all ordinances and regulations of the city governing such activity. The term "business establishment" shall not include any property, building, or structure used for the primary purpose of securing a permit to erect a sign.

Business purposes means the erection or use of any property, building, or structure, permanent or temporary, used for the purpose of conducting in said building or structure, or on said property, a commercial enterprise in compliance with all ordinances and regulations of the city governing such activity. The term "business purpose" shall not include any property, building, or structure erected or used for the primary purpose of securing a permit to erect a sign.

Community event sign means a temporary sign advertising special community events or other community activities sponsored by nonprofit organizations, governmental entities, or churches.

Construction sign means a temporary sign identifying the architect, engineer, developer or contractor located on an active construction site.

Damaged sign means a sign where elements of the sign face or structure are visibly cracked, corroded, bent, broken, torn, or dented, or where the message can no longer be read under normal viewing conditions.

Directional or information sign means any attached or freestanding sign on premise sign giving directions, instructions, or facility information, i.e., entrance or exit signs, one-way location of parking, etc. which may contain the name or logo of an establishment but no other advertising copy.

Double-faced sign means any sign with sign area on two faces that are back to back, facing in opposite directions.

Column sign means any sign supported by two or more columns, uprights, or braces anchored in or on the ground and not attached to any building.

Electronic changeable message sign means an electronic sign or portion of a sign that uses light emitting diode (LED) technology to form a sign message or messages in text form, with or without fixed images, wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

Erect means to build, construct, attach, hang, place, suspend, affix, or paint a sign.

Facing or surface means the surface of the sign upon, against, or through which a message is displayed or illustrated.

Flag means any government or governmental agency or any patriotic, religious, charitable, civic, educational, or fraternal organization.

Flashing sign means any directly or indirectly illuminated sign which contains an intermittent flashing light source. This does not include electronic changeable message or time/temperature signs.

Hand-held signs means a sign that is hand-carried by an individual.

Historical sign means a sign designated in a historic district or a building that has been designated a landmark.

Home business sign means any unlighted sign not over two square feet in area attached flat against the dwelling and displaying only the occupants name and/or address and/or occupation.

Illuminated sign means any sign that has characters, letters, fixtures, designs, or outlines illuminated externally by electric lights or internally by luminous tubes or other internal illumination device.

Incombustible material means any material that will not ignite at or below a temperature of 1,200 degrees Fahrenheit and will not continue to burn or glow at that temperature.

Memorial or commemorative plaque/tablet means an historical sign affixed to a wall denoting a building name and/or date of erection.

Menu board sign means a sign erected in conjunction with a use that incorporates a drive- thru or drive in generally used to provide service or product options and pricing for customers ~~in a vehicle~~.

Monument sign means any sign mounted on the ground or supported by one or more columns, uprights, or braces anchored in the ground, but not elevated above the ground by any device that holds the sign off the ground and not attached to any building, including reader panels. A message board or electronically displayed date, time, and temperature may not occupy more than 24 square feet of the area of sign face.

Multifamily dwelling complex means a townhouse, condominium, or apartment complex of one or more buildings or portions thereof located on a single tract of land which contain three or more separate dwelling units which share means of egress and other essential facilities.

Off-premises sign means any sign advertising a business, person, activity, goods, products, or services not usually located on the premises where the sign is installed and maintained, or which directs persons to any location not on the premises.

On-premises sign means any sign identifying or advertising the person, activity, goods, business, products, or services primarily sold or offered for sale on the premises or property where the sign is installed and maintained when such premise is used for business purposes.

Permittee means a person receiving a sign permit pursuant to the provisions of this chapter.

Person means an individual, company, corporation, partnership, association, or any other entity.

Pole sign means any sign supported by only one column, pole, upright, or brace anchored in or on the ground and not attached to any building.

Portable sign means any sign designed or constructed to be easily moved from one location to another and which is mounted upon or designed to be mounted upon a wheeled carrier or other framed structure.

Public service sign means a sign that provides a service or message to the public, such as time, temperature, and charity appeals.

Residential purposes means property devoted to use as a single-family or multifamily residence. Residential purposes shall include, but not be limited to, property used for houses, apartments, duplexes, condominiums, townhouses, townhomes, and patio homes; property used for hotels, motels, and boardinghouses shall not be considered as used for residential purposes.

Right-of-way means that property or right-of-way owned by the city, county, or state and used for the purposes of roads, highways, drainage, and public utilities.

Shopping center or integrated business development means a commercial development, such as a strip center, mall, multitenant office building, commercial center, or industrial complex, in which two or more separate businesses occupy a single or multiple structure which share on-site parking facilities and common driveways.

Sign means any writing (including letter, word, or numeral), pictorial representation (including illustration or decoration), emblem (including device, symbol, or trademark), flag (including banner or pennant), symbol, design, or any other figure of similar character which is a structure or a part thereof, or is attached to, painted on, or in any manner represented on a building or other structure, is placed out of doors in view of the general public from public rights-of-ways or abutting property, and is used for purposes of advertisement, announcement, declaration, demonstration, display, identification, direct attention or expression. The term "sign" shall include the sign structure.

Sign administrator means the director of development services or his/her designee.

Sign area means the entire advertising area of a sign, excluding any framing, trim or molding and the supporting structure, with wording in either permanent or removable letter form. This definition also includes the LED portion of an electronic changeable message sign.

Sign permit means a permit issued by the city to erect a sign. Additionally, a sign permit refers to the continuing authorization by the city for the permit holder to maintain and operate a sign within the city while such sign conforms with the provisions of this chapter.

Sight distance triangle means the triangle formed on any corner lot measured from the point of intersection of the front and exterior side lot lines a distance of 25 feet along said front and side lot lines and connecting the points so established to form a sight triangle on the area of the lot adjacent to the street intersections. Except for single-family residential accessways, a sight triangle at the intersection of a public street and a private access way shall have sides of 15 feet along the accessway and 25 feet along the public street. In order to minimize sight obstructions, no parking, wall, fence, sign, structure or any plant growth other than grasses shall be placed or maintained within the sight distance triangle so as not to impede vision between a height of two feet six inches, and ten feet above the center line grades of the intersecting streets and/or drives.

Sign structure means any structure, device, or system, which supports or is capable of supporting a sign.

Snipe signs or bandit signs means signs which are tacked, nailed, posted, pasted, glued, or otherwise attached to stakes, utility poles, or other like objects, the advertising on which is not applicable to the premises or property on which it is located.

Temporary business sign means any sign, banner, pennant, or other advertising display constructed of cloth, canvas, light fabric, cardboard, or other light materials, with or without frames, with or without words, intended to be displayed for a limited period of time on the property of the business.

Temporary garage or yard sale sign means a temporary sign advertising the date, time and location of a garage or yard sale.

Temporary political sign means a temporary, portable sign concerning candidates for public office and ballot issues for an election or referendum.

Temporary real estate sign means a temporary sign that advertises the sale, rental, or lease of the premises upon which the sign is located.

Wall sign means any sign mounted parallel to a wall of any building extending 18 inches or less horizontally from the structure to which it is affixed.

Window sign means a temporary business sign placed on, affixed to, painted on or located within the frame of a transparent opening in the wall of a building.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-3. Sign districts.

There are hereby created the following sign districts:

- (1) *Sign district A.* Sign district A shall include all property located in the city limits and extra territorial jurisdiction (unless prohibited or restricted by V.T.C.A., Local Government Code § 216.902) within 200 feet of the right-of-way of State Highway 288 and its frontage roads.
- (2) *Sign district B.* Sign district B shall include all property located in the city limits with frontage on State Highway 6 zoned light commercial (LC), heavy commercial (HC), highway mixed use (HMU) and PUD districts as defined by the city's zoning ordinance, located with frontage on State Highway 6 in the city's extra territorial jurisdiction (unless prohibited or restricted by V.T.C.A., Local Government Code § 216.902), and is not located within sign district A.
- (3) *Sign district C.* Sign district C shall include all property in the city limits that is not located within sign district A or sign district B.
- (4) *Sign district D.* Sign district D shall include all property within the city's extraterritorial jurisdiction unless prohibited or restricted by V.T.C.A., Local Government Code § 216.902 not located in sign district A, sign district B, or sign district C.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-4. Permit required.

Except as provided in section 53-10(a), it shall be unlawful for any person to erect, relocate, or structurally alter, any sign or other advertising structure as defined in section 53-2, without first obtaining a sign permit from the sign administrator and paying the permit fee required by section 53-7. No permit is required for change of copy or message or for repair, repainting, or maintenance that does not entail structural change.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-5. Application for sign permit.

An application for a sign permit shall be made upon a form provided by the sign administrator and shall contain and have attached the following information:

- (1) The name, address, email address, and telephone number of the applicant;
- (2) The location of the building, structure, or lot to which or upon which the sign or other advertising structure is to be attached or erected;
- (3) A site plan illustrating buildings, structures, and/or rights-of-way, sidewalks and driveways;
- (4) Two drawings of the plans and specifications of the sign and a description of the proposed method of construction and attachment to the building or on the ground;
- (5) A certification and/or calculations showing that the sign is designed to meet the wind pressure and dead load requirements of the International Building Code and all other laws and ordinances of the city. The building official may require such certification and calculation to be made by a registered professional engineer if the sign is in excess of six feet in height or 50 square feet in area.
- (6) The name of the person erecting the sign;

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- (7) The written consent of the owner of the building, structure, or land to which or on which the sign is to be erected if the owner of such property is different from applicant;
 - (8) Any required electrical permit; and
 - (9) Such other information as the sign administrator shall require to show full compliance with this and all other laws and ordinances of the city.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-6. Permit issuance.

Upon the filing of an application for a sign permit, the sign administrator shall:

- (1) Examine the plans and specifications and the premises upon which the proposed sign shall be erected; and
- (2) Issue a permit if the proposed sign complies with the requirements of this chapter and all other laws and ordinances of the city. If the work authorized under a sign permit is not completed within six months after the date of issuance, the permit shall become null and void.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-7. Permit fee.

Every applicant, prior to issuance of a permit pursuant to section 53-6, shall pay to the city a nonrefundable fee. Such fees shall be adopted by resolution and may be revised as often as the city council deems necessary.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-8. Revocation of permit.

The sign administrator may revoke any permit where there has been a violation of the provisions of this chapter or a misrepresentation of fact on the permit application.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-9. Number, date, and voltage.

- (a) Every permitted sign or other advertising structure shall display in a conspicuous place on such sign or structure, in letters no less than one inch in height, the date of erection, the permit number, and the voltage of any electrical apparatus used.
- (b) The top of all signs and sign structures shall have a minimum vertical clearance from any other structure of 14 feet, and shall have a clearance equal to its height from any transmission line carrying 750 volts or greater.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-10. Allowed signs.

- (a) The following signs are allowed in all districts and do not require a permit:

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- (1) *Temporary real estate signs.* Temporary real estate signs advertise the sale, rental, or lease of the premises upon which the sign is located.
 - a. Nonresidential districts and/or uses. Temporary real estate signs not exceeding 32 square feet in area are permitted in nonresidential districts.
 - b. Residential districts and/or uses. Temporary real estate signs not exceeding 16 square feet in area in residential districts and/or residential uses. Temporary real estate signs not exceeding 32 square feet in area are allowed in residential districts and/or uses for properties fronting on a major thoroughfare, parkway, arterial, or collector as identified in the city's thoroughfare plan, as amended from time to time.
 - c. All temporary real estate signs shall be removed not later than ten days following the sale, rental, or lease of the subject property.
 - d. All temporary real estate signs shall only be located on private property;
 - (2) *Temporary political signs.* Temporary political signs concerning candidates for public office and ballot issues, if the sign does not have an effective area greater than 36 feet, is not more than eight feet high, is not illuminated, and has no moving parts. Such signs shall be erected not more than 30 days preceding the first day early voting commences for the election or referendum to which they pertain and removed not later than ten days after the date of the election or referendum. Political signs for candidates who are in a run-off shall be allowed to remain until ten days after their run-off election. Such signs shall only be located on private property;
 - (3) *Temporary garage or yard sale signs.* Temporary signs advertising the date, time, and location of a garage or yard sale and not exceeding four square feet in area. Such signs shall be erected not more than three days prior to and removed not later than one day after the date of the sale;
 - (4) *Vehicular and pedestrian signs.* Public signs regulating vehicular or pedestrian traffic or designating or giving direction to streets, schools, hospitals, historical sites, or public facilities;
 - (5) *Flags.* Flags of any government or governmental agency or any patriotic, religious, charitable, civic, educational, or fraternal organization and not exceeding 40 square feet in area or as permitted for an attention getting device sign;
 - (6) *Temporary displays and decorations.* Temporary displays or decorations customarily associated with any national, state, a local, or religious holiday or celebration. Such signs shall be erected not more than 45 days before the holiday or celebration and removed not later than ten days after such holiday or celebration;
 - (7) *Hand-held signs.* Hand-held signs of a noncommercial nature not set on or affixed to the ground and not exceeding ten square feet in area;
 - (8) *Temporary contractor signs.* Temporary signs identifying the architect, engineer, developer or contractor when placed upon construction sites and not exceeding 64 square feet in area and one per site location. Such signs shall not be erected prior to approval of a site plan and shall be removed not later than ten days after completion of the project;
 - (9) *Memorial or commemorative signs.* Memorial or commemorative plaques or tablets denoting a building name and/or date of erection or a location of historic significance and not exceeding four square feet in area;
 - (10) *Informational signs.* Any sign for informational (non-advertisement) purposes not exceeding one square foot in area with letters not exceeding four inches in height;

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- (11) *Property identification signs.* Property identification signs indicating address and/or name and not exceeding two square feet in area located on property used for residential purposes or five square feet in area located on property used for business purposes; and
 - (12) Signs within a ball park or other similar recreational facility and which cannot be seen from an adjacent street or adjacent properties;
 - (13) *Attention Getting Device Sign.*
 - a. Attention getting device signs shall not extend over or into any street right-of-way, alley, sidewalk, or other public thoroughfare;
 - b. All attention getting device signs shall be kept in good repair (i.e., not tattered, faded, or frayed); and
 - c. All attention getting device signs shall be on-premise.
- (b) The following signs are allowed in all districts and require a permit:
- (1) *Historical signs.* Signs which are an integral part of the historical character of a designated historic district or a building that has been designated a landmark;
 - (2) *Community event signs.* Temporary signs advertising special community events or other community activities sponsored by nonprofit organizations, governmental entities, or churches. Such signs shall not exceed 32 square feet in area, shall not be erected more than 30 days in advance of the event and shall be removed within ten days after such event. Temporary signs shall be securely anchored and shall not exceed seven feet in height from ground level;
 - (3) *Occupation signs.* Signs identifying the name and profession of the occupant of a business establishment and not exceeding two square feet in area;
 - (4) *Temporary business signs.* Temporary business signs shall be permitted provided, that:
 - a. Temporary business signs of combustible material shall not exceed 60 square feet in area;
 - b. Temporary business signs weighing in excess of 50 pounds must conform to the safety requirements of the building code of the city and must be approved by the sign administrator;
 - c. Temporary business signs shall not extend over or into any street right-of-way, alley, sidewalk, or other public thoroughfare;
 - d. Temporary business signs shall be attached with wire or steel cables. Strings, ropes, or wood slats for anchorage or support purposes shall not be permitted;
 - e. Temporary business signs shall not be allowed to remain for a period exceeding 15 days in a six-month period;
 - f. Temporary business signs must be on-premise signs; and
 - g. Only one temporary business sign may be displayed at any given time.
 - (5) *Governmental entity signs.* Signs erected by the city, the state (including its political subdivisions, such as school districts), or the United States government, or otherwise required by federal, state, or local laws;
 - (6) *Directional or informational signs.* Directional or informational signs shall be no more than four feet in height with a maximum area per side of six square feet;
 - (7) *Electronic changeable message signs.* An electronic changeable message sign may be allowed, provided that:
 - a. The size of the changeable area is no larger than 25 percent of the overall permitted sign.

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- b. 1. For sign districts A and B, the message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling; and the sign does not conflict with section 53-11(9); or
 - 2. For sign districts C and D, the message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling; and the sign does not conflict with section 53- 11(9).
 - c. No internal or external illumination of the LED screens will be allowed to operate between the hours of 10:00 p.m. and 6:00 a.m. when located within 100 feet from a residential zoning district (measured from lot line to lot line).
 - d. Maximum illumination will be determined by the difference between ambient light and full wattage and this difference cannot be more than .2 footcandles at 75 feet. The owner will provide annual reports certifying illumination does not exceed stated limits and will conduct tests in response to any complaints received by the city concerning the light from the sign.
 - e. Maximum nit wattage is 6,500.
- (8) *Wall signs.* Each business establishment is allowed wall signage not exceeding the total square feet of the facade to which it is affixed:
- a. Fifteen percent of the business frontage or a maximum 200 square feet for the side with the principal entrance;
 - b. Ten percent of the business frontage or a maximum 150 square feet for the side(s) fronting on a public street;
 - c. Ten percent of the business frontage or a maximum 150 square feet for all other sides;
 - d. Ten percent per side for canopies related to a business;
 - e. A maximum of 32 square feet for freestanding menu boards in addition to wall signs; or
 - f. Wall signage may not project above the lower edge of the roof line or parapet of a building.
- (9) *Home business sign.* A home business sign may have one non-illuminated sign with a maximum area of two square feet; and
- (10) *Menu board sign.* A menu board sign shall be designed to be read from a distance no greater than ten feet.
- (c) Notwithstanding any other provision of this chapter, any sign that may display a commercial message may also display any noncommercial message, either in place of or in addition to the commercial message, so long as the sign complies with other requirements of this chapter.
- (Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-11. Prohibited signs.

Signs prohibited in all districts by this chapter include, but are not limited to, the following:

- (1) Signs which are inadequately maintained so as to show evidence of deterioration, including peeling, rust, dirt, fading, discoloration, loss of illumination, or holes. Damaged signs shall be repaired or removed within 30 days of receipt of notice from the city;
- (2) Signs which advertise a business or product, which is no longer in existence. Abandoned or outdated signs shall be replaced or removed within 30 days of receipt of notice from the city;
- (3) Signs which are erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape;

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- (4) Signs which obstruct free and clear vision at any street intersection;
 - (5) Signs which interfere with, obstruct the view of, or may be confused with any authorized traffic sign, signal, or device because of its position, shape, or color;
 - (6) Signs which use the words "stop," "look," "go slow," "caution," "danger," "warning," or any other word, phrase, symbol or character in a manner that interferes with, misleads, or confuses traffic;
 - (7) Signs which constitute a hazard to safety or health by reason of inadequate design, construction, repair, or maintenance;
 - (8) Signs which are illuminated with lights that cause a glare into or upon the surrounding area or any property used for residential purposes or which distract operators of vehicles or pedestrians on a public right-of-way;
 - ~~(9) Signs which contain reflectors or lights or illuminations or messages that flash, move, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation;~~
 - ~~(910)~~ Signs which display any matter in which the dominant theme of the material taken as a whole appeals to a prurient interest in sex, or is patently offensive because it affronts contemporary community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value;
 - ~~(1011)~~ Signs which are painted on or attached to a motor vehicle used primarily for the display of such sign. This section shall not prohibit the identification of a business or its products or services on a vehicle operated and parked in a manner appropriate to the normal course of business;
 - ~~(12) Signs which have visible moving, revolving, or rotating parts or visible mechanical movement of any kind, achieved by electrical or mechanical means, except for time temperature date signs;~~
 - ~~(1113)~~ Signs attached to or located upon outdoor exposed amenities such as trees, street signs, utility poles, or fences, which are visible from any street;
 - ~~(1214)~~ Signs which are off-premises signs;
 - ~~(1315)~~ Signs or portions thereof which are located on, or project or extend over, any public right-of-way, any public sidewalk, street, alley, or other public property;
 - ~~(16) Attention getting device signs;~~
 - ~~(1417)~~ Snipe signs or bandit signs except as pre-permitted between the hours of 5:00 p.m. on Friday and 7:00 a.m. on Monday, provided no such sign shall be located less than 100 feet from another such sign; ~~and~~
 - ~~(1518)~~ Pole signs; ~~and~~
 - ~~(16) Sign types not specifically allowed in Section 53-10.~~

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-12. Additional signs allowed in sign district A.

Business establishments within sign district A shall be allowed signage in accordance with section 53-10 and the provisions of this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs allowed under this section.

- (1) *Column signs.*

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- a. Each business establishment in sign district A is permitted one column sign, which shall be supported by not less than two columns, with the depth of the column not less than the depth of the sign; provided, however, that the width of the column shall not be less than three feet. The message area of such column sign shall not exceed 550 square feet in area. The height of such column shall not exceed 40 feet in height, including the supporting structure, above the surrounding finished grade level. Additionally, each monument sign shall not exceed 22 feet in width. The bottom of such sign message area shall not be less than 15 feet above the surrounding finished grade level. Such column sign shall not exceed 22 feet in width. Such column sign may have a reader panel attached to it, however, a reader panel shall be included in the calculation of total sign area. Each column sign shall be positioned perpendicular to the roadway on which the property on which the sign is located faces. The support structure shall be visibly marked if such column sign is located in a parking area. Each business establishment in sign district A with more than 200 feet of frontage on State Highway 288 or its frontage road shall be permitted one additional sign as described in this section. No single business shall exceed 20 square feet of sign space on any one column sign.
 - b. A column sign shall be located such that all parts of such sign are a minimum of ten feet from all property lines.

(2) *Monument signs.*

- a. In lieu of, and not in addition to, a column sign, each business establishment is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-13. Additional signs allowed in sign district B.

Business establishments within sign district B shall be allowed signage in accordance with section 53-10 and the provisions of this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs allowed under this section.

- (1) *Column signs.* Column signs are prohibited.

(2) *Monument signs.*

- a. Each business establishment with frontage on State Highway 6 is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition, monument signs in sign district B shall have a minimum distance of 200 feet between them when possible.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-14. Additional signs allowed in sign district C.

Business establishments within sign district C shall be allowed signage in accordance with section 53-10 and the provisions of this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs permitted under this section.

- (1) *Column signs.* Column signs are prohibited.
- (2) *Monument signs.*
 - a. Each business establishment is permitted one single or double-faced monument sign not exceeding 24 square feet in area and not exceeding six feet in height above the surrounding finished grade level.
 - b. The location of a monument sign is subject to approval by the sign administrator to ensure that such location does not cause an obstruction to the view of traffic or create a hazard to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition, monument signs in sign district C shall have a minimum distance of 200 feet between them when possible.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-15. Additional signs allowed in sign district D.

Business establishments within sign district D shall be allowed signage in accordance with the provisions of section 53-10 and this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs permitted under this section.

- (1) *Column signs.* Column signs are prohibited.
- (2) *Monument signs.*
 - a. Each business establishment is permitted one single or double-faced monument sign not exceeding 24 square feet in area and not exceeding six feet in height above the surrounding finished grade level.
 - b. The location of a monument sign is subject to approval by the sign administrator to ensure that such location does not cause an obstruction to the view of traffic or create a hazard to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition, monument signs in sign district D shall have a minimum distance of 200 feet between them when possible.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-16. Shopping center and integrated business developments.

Shopping centers and integrated business developments shall be allowed signage in accordance with section 53-10 and the provisions of this section. A permit is required for the signs allowed under this section.

- (1) *Sign district A.*
 - a. Each shopping center or integrated business development with more than 200 feet of frontage on State Highway 288, or its frontage road is permitted one column sign not exceeding 550

square feet in area. Such column sign shall not exceed 40 feet in height, including the supporting structure, above the surrounding finished grade level. Additionally, each monument sign shall not exceed 22 feet in width. The bottom of such sign shall not be less than 15 feet above the surrounding finished grade level. Such column sign may have a reader panel attached to it, however, a reader panel shall be included in the calculation of total sign area. The support structure shall be visibly marked if such column sign is located in a parking area.

- b. A column sign shall be located such that all parts of such sign are a minimum of ten feet from all property lines.
 - c. In lieu of a column sign, a shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level.
 - d. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
- (2) *Sign district B.*
- a. Each shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level. Additionally, each monument sign shall not exceed 22 feet in width.
 - b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
 - c. An additional monument sign may be permitted for each shopping center or integrated business development that is on the corner of an intersection of two public streets. One sign shall face each adjacent street. Such additional sign shall not exceed four feet in height above the surrounding finished grade level. Such additional sign shall not exceed 16 square feet in area plus an additional five square feet for each business establishment located in such shopping center or integrated business development. The total sign area of both signs combined shall not exceed 100 square feet plus an additional five square feet for each business establishment located in such shopping center or integrated business development.
- (3) *Sign district C.*
- a. Each shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 24 square feet in area plus an additional three square feet in area for each business establishment located in such shopping center or integrated business development and not exceeding six feet in height above the surrounding finished grade level.
 - b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
 - c. An additional monument sign may be permitted for each shopping center or integrated business development that is on the corner of an intersection of two public streets. One sign shall face each adjacent street. Such additional sign shall not exceed four feet in height above the surrounding finished grade level. Such additional sign shall not exceed 16 square feet in area plus

three square feet for each business establishment located in such shopping center or integrated business development. The total sign area of both signs combined shall not exceed 40 square feet plus an additional three square feet for each business establishment located in such shopping center or integrated business development.

(4) *Sign district D.*

- a. Each shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 24 square feet in area plus an additional three square feet in area for each business establishment located in such shopping center or integrated business development and not exceeding six feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
- c. An additional monument sign may be permitted for each shopping center or integrated business development that is on the corner of an intersection of two public streets. One sign shall face each adjacent street. Such additional sign shall not exceed four feet in height above the surrounding finished grade level. Such additional sign shall not exceed 16 square feet in area plus three square feet for each business establishment located in such shopping center or integrated business development. The total sign area of both signs combined shall not exceed 40 square feet plus an additional three square feet for each business establishment located in such shopping center or integrated business development.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-17. Permanent identification signs.

- (a) *Single-family residential subdivisions.* Single-family residential subdivisions are permitted permanent monument signs at each major entrance to the subdivision. The total sign surface area at each entrance shall not exceed 32 square feet in area and shall not exceed six feet in height above the surrounding finished grade level. The location of the monument sign shall be outside of the sight distance triangle corresponding to the nearest street intersection and is subject to approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians. Subdivisions which consist of more than one platted section are allowed an additional monument sign of not more than 16 square feet in area and not exceeding six feet in height for each major entrance to each section therein; however, in the case where the major entrance to the subdivision is also a major entrance to a section of the subdivision, that entrance shall be limited to a monument sign of not more than 32 square feet.
- (b) *Multifamily dwelling complexes.* A townhouse, condominium, or apartment complex is permitted one single or double-faced monument sign on the premises, not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level. The location of the monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition to a monument sign, each multifamily dwelling complex is permitted one wall sign not exceeding in total square feet ten percent of the facade to which it is affixed. A wall sign may not project above the roof line of a building, except for buildings with parapet walls, in which case the signage shall be flush with the wall and shall not project above the parapet.
- (c) *Permit required.* A permit is required for the signs allowed under this section.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-18. Portable signs.

- (a) *Portable signs for business establishment.* An on-premises portable sign shall be permitted for use by a business establishment for the initial opening of such business for a period not exceeding 30 days. An on-premises portable sign may also be permitted for use by a business establishment for a maximum period of 30 days per calendar year.
- (b) *Portable signs for nonprofit organization.* On-premises portable signs shall be permitted for use on a temporary basis by nonprofit organizations for a maximum period of 15 days per calendar year.
- (c) *Permit required.* A permit is required for any portable sign allowed under subsections (a) and (b) of this section. The location of a portable sign must be approved by the sign administrator to ensure that such location does not create hazards to traffic or pedestrians.
- (d) *Maximum area.* The maximum area per side of a portable sign shall not exceed 32 square feet.
- (e) *Conformance to city building code and electrical code.* Portable signs shall be securely anchored and constructed and erected in accordance with the city's building code and electrical code.
- (f) *Location; property lines and intersections.* Portable signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-19. Nonconforming signs.

A permanent sign erected within the city prior to the effective date of the ordinance from which this section is derived, which does not conform to the regulations of this chapter, shall be deemed to be a nonconforming sign which shall be allowed to continue, with normal maintenance and repair only; provided, however, a nonconforming sign may not be enlarged upon, expanded, or extended. It is not the intent of this section to encourage the survival of nonconforming signs; to the contrary, nonconforming signs are discouraged and contrary to the intent and purpose of this chapter.

- (1) *Obsolescence or destruction.* A nonconforming sign shall not be enlarged, expanded, extended, replaced, or rebuilt in case of obsolescence or total destruction by any means or cause.
- (2) *Repair or reconstruction if damaged.* In the event a nonconforming sign is damaged by any means or cause and the repair or reconstruction cost, whichever is applicable, equals or exceeds 50 percent of the fair market value of the sign at the time of the damage, it must be removed or brought into compliance with this chapter.
- (3) *Removal of unlawful signs.* In case any nonconforming sign is enlarged, expanded, extended, replaced, or rebuilt in violation of any of the terms of this chapter, the sign administrator shall give written notice by personal service or by certified mail, return receipt requested, to the owner, lessee, or person responsible for said sign, to remove the sign or bring the sign into compliance with this chapter. If such order is not complied with within ten days, the sign administrator shall revoke the sign permit.
- (4) *Placement and removal of signs.* All signs shall be placed by the owner or the party in control of the property or with the permission of such owner or party in control, and the owner or party in control shall be responsible for the prompt removal of any sign in accordance with the provisions of this chapter.

~~(5) *Additional removal of specified signs.* Signs identified and described in section 53-11 shall be removed within 30 days after the effective date of the ordinance from which this section is derived.~~

(56) *Conformance.* Nonconforming temporary business signs and portable signs shall be removed or made to conform with the provisions of this chapter within 30 days after the effective date of the ordinance from which this section is derived.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-20. Periodic inspection.

The sign administrator shall inspect periodically, or whenever deemed necessary, each sign or other advertising structure regulated by this chapter for the purpose of ascertaining whether the sign structure is unsafe, in need of repair, not in conformance with the permit application, or otherwise in violation of the provisions of this chapter.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-21. Reserved.

Sec. 53-22. Penalty.

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

(Ord. No. 2022-O-30, § 1, 11-21-2022)

CHAPTER 53. SIGNS¹

Sec. 53-1. Purpose.

The purpose of this chapter is to establish reasonable regulations for the design, construction, installation, and maintenance of all exterior signs within the city and its extraterritorial jurisdiction in order to:

- (1) Balance the right of individuals to identify their businesses and convey their messages and the right of the public to be protected against the unrestricted proliferation of signs;
- (2) Further the objectives of the city's comprehensive plan;
- (3) Protect the public health, safety, and welfare of the citizens of the city;
- (4) Reduce traffic hazards;
- (5) Facilitate the creation of an attractive and harmonious community;
- (6) Protect property values;
- (7) Promote economic development; and
- (8) Preserve the right of free speech exercised through the use of signs containing non-commercial messages.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-2. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned sign means any sign which does not display any advertisement, copy or message or any sign which identifies or advertises a business, lessor, service, owner, product, or activity, which is no longer available at the indicated location or no longer available on the premises for which no legal owner can be found.

Advertising means to seek the attraction of or to direct the attention of the public to any goods, services, business, activity, or merchandise of any kind or type.

Amateur ball park signs means those signs constructed, attached, hung, placed, suspended, affixed, or painted upon a structure in an amateur ball park which seek the attention of or direct the attention of patrons of the ball park to any goods, services, business, activities, or merchandise of any kind or type.

Attention-getting device sign means devices that are erected, placed, or maintained outdoors so as to attract attention to any business, or any goods, products, or services available on the premises of a business, including but

¹Editor's note(s)—Ord. No. 2022-O-30, § 1, adopted Nov. 21, 2022, repealed the former ch. 53, §§ 53-1—53-23, and enacted a new ch. 53 as set out herein. The former ch. 53 pertained to similar subject matter and derived from Ord. No. 2017-O-35, § 1, adopted Nov. 6, 2017; Ord. No. 2022-O-13, § 1, adopted May 2, 2022.

State law reference(s)—Municipal regulation of signs, V.T.C.A., Local Government Code § 216.003; regulations of political signs by municipality, V.T.C.A., Local Government Code § 216.903.

not limited to the following items or devices: banners, cut out figures; discs; festooning, including tinsel, strings of ribbons, and pinwheels; inflatable objects or inflatable characters, including balloons; air animated objects, non-governmental flags; pennants; propellers; steam or smoke-producing devices; streamers, whirligigs; wind devices; blinking, rotating, moving, chasing, flashing, glaring, strobe, scintillating, search, flood or spot lights; or similar devices or items, and of which are located or employed in connection with the conduct of business.

Banner sign means a type of temporary sign that is made or composed of a flexible piece of fabric, plastic, canvass, vinyl, paper, or another non-rigid material that does not include any enclosing framework and which is commonly mounted to a building, structure, fence, railing, or wall with rope, or mounted to the ground with stakes.

Billboard or billboard sign means an off-premises sign.

Business establishment means any property, building, or structure, permanent or temporary, used for the purpose of conducting in said building or structure, or on said property, a commercial enterprise in compliance with all ordinances and regulations of the city governing such activity. The term "business establishment" shall not include any property, building, or structure used for the primary purpose of securing a permit to erect a sign.

Business purposes means the erection or use of any property, building, or structure, permanent or temporary, used for the purpose of conducting in said building or structure, or on said property, a commercial enterprise in compliance with all ordinances and regulations of the city governing such activity. The term "business purpose" shall not include any property, building, or structure erected or used for the primary purpose of securing a permit to erect a sign.

Community event sign means a temporary sign advertising special community events or other community activities sponsored by nonprofit organizations, governmental entities, or churches.

Construction sign means a temporary sign identifying the architect, engineer, developer or contractor located on an active construction site.

Damaged sign means a sign where elements of the sign face or structure are visibly cracked, corroded, bent, broken, torn, or dented, or where the message can no longer be read under normal viewing conditions.

Directional or information sign means any attached or freestanding sign on premise sign giving directions, instructions, or facility information, i.e., entrance or exit signs, one-way location of parking, etc. which may contain the name or logo of an establishment but no other advertising copy.

Double-faced sign means any sign with sign area on two faces that are back to back, facing in opposite directions.

Column sign means any sign supported by two or more columns, uprights, or braces anchored in or on the ground and not attached to any building.

Electronic changeable message sign means an electronic sign or portion of a sign that uses light emitting diode (LED) technology to form a sign message or messages in text form, with or without fixed images, wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

Erect means to build, construct, attach, hang, place, suspend, affix, or paint a sign.

Facing or surface means the surface of the sign upon, against, or through which a message is displayed or illustrated.

Flag means any government or governmental agency or any patriotic, religious, charitable, civic, educational, or fraternal organization.

Flashing sign means any directly or indirectly illuminated sign which contains an intermittent flashing light source. This does not include electronic changeable message or time/temperature signs.

Hand-held signs means a sign that is hand-carried by an individual.

Historical sign means a sign designated in a historic district or a building that has been designated a landmark.

Home business sign means any unlighted sign not over two square feet in area attached flat against the dwelling and displaying only the occupants name and/or address and/or occupation.

Illuminated sign means any sign that has characters, letters, fixtures, designs, or outlines illuminated externally by electric lights or internally by luminous tubes or other internal illumination device.

Incombustible material means any material that will not ignite at or below a temperature of 1,200 degrees Fahrenheit and will not continue to burn or glow at that temperature.

Memorial or commemorative plaque/tablet means an historical sign affixed to a wall denoting a building name and/or date of erection.

Menu board sign means a sign erected in conjunction with a use that incorporates a drive- thru or drive in generally used to provide service or product options and pricing for customers.

Monument sign means any sign mounted on the ground or supported by one or more columns, uprights, or braces anchored in the ground, but not elevated above the ground by any device that holds the sign off the ground and not attached to any building, including reader panels. A message board or electronically displayed date, time, and temperature may not occupy more than 24 square feet of the area of sign face.

Multifamily dwelling complex means a townhouse, condominium, or apartment complex of one or more buildings or portions thereof located on a single tract of land which contain three or more separate dwelling units which share means of egress and other essential facilities.

Off-premises sign means any sign advertising a business, person, activity, goods, products, or services not usually located on the premises where the sign is installed and maintained, or which directs persons to any location not on the premises.

On-premises sign means any sign identifying or advertising the person, activity, goods, business, products, or services primarily sold or offered for sale on the premises or property where the sign is installed and maintained when such premise is used for business purposes.

Permittee means a person receiving a sign permit pursuant to the provisions of this chapter.

Person means an individual, company, corporation, partnership, association, or any other entity.

Pole sign means any sign supported by only one column, pole, upright, or brace anchored in or on the ground and not attached to any building.

Portable sign means any sign designed or constructed to be easily moved from one location to another and which is mounted upon or designed to be mounted upon a wheeled carrier or other framed structure.

Public service sign means a sign that provides a service or message to the public, such as time, temperature, and charity appeals.

Residential purposes means property devoted to use as a single-family or multifamily residence. Residential purposes shall include, but not be limited to, property used for houses, apartments, duplexes, condominiums, townhouses, townhomes, and patio homes; property used for hotels, motels, and boardinghouses shall not be considered as used for residential purposes.

Right-of-way means that property or right-of-way owned by the city, county, or state and used for the purposes of roads, highways, drainage, and public utilities.

Shopping center or integrated business development means a commercial development, such as a strip center, mall, multitenant office building, commercial center, or industrial complex, in which two or more separate businesses occupy a single or multiple structure which share on-site parking facilities and common driveways.

Sign means any writing (including letter, word, or numeral), pictorial representation (including illustration or decoration), emblem (including device, symbol, or trademark), flag (including banner or pennant), symbol, design, or any other figure of similar character which is a structure or a part thereof, or is attached to, painted on, or in any manner represented on a building or other structure, is placed out of doors in view of the general public from public rights-of-ways or abutting property, and is used for purposes of advertisement, announcement, declaration, demonstration, display, identification, direct attention or expression. The term "sign" shall include the sign structure.

Sign administrator means the director of development services or his/her designee.

Sign area means the entire advertising area of a sign, excluding any framing, trim or molding and the supporting structure, with wording in either permanent or removable letter form. This definition also includes the LED portion of an electronic changeable message sign.

Sign permit means a permit issued by the city to erect a sign. Additionally, a sign permit refers to the continuing authorization by the city for the permit holder to maintain and operate a sign within the city while such sign conforms with the provisions of this chapter.

Sight distance triangle means the triangle formed on any corner lot measured from the point of intersection of the front and exterior side lot lines a distance of 25 feet along said front and side lot lines and connecting the points so established to form a sight triangle on the area of the lot adjacent to the street intersections. Except for single-family residential accessways, a sight triangle at the intersection of a public street and a private access way shall have sides of 15 feet along the accessway and 25 feet along the public street. In order to minimize sight obstructions, no parking, wall, fence, sign, structure or any plant growth other than grasses shall be placed or maintained within the sight distance triangle so as not to impede vision between a height of two feet six inches, and ten feet above the center line grades of the intersecting streets and/or drives.

Sign structure means any structure, device, or system, which supports or is capable of supporting a sign.

Snipe signs or bandit signs means signs which are tacked, nailed, posted, pasted, glued, or otherwise attached to stakes, utility poles, or other like objects, the advertising on which is not applicable to the premises or property on which it is located.

Temporary business sign means any sign, banner, pennant, or other advertising display constructed of cloth, canvas, light fabric, cardboard, or other light materials, with or without frames, with or without words, intended to be displayed for a limited period of time on the property of the business.

Temporary garage or yard sale sign means a temporary sign advertising the date, time and location of a garage or yard sale.

Temporary political sign means a temporary, portable sign concerning candidates for public office and ballot issues for an election or referendum.

Temporary real estate sign means a temporary sign that advertises the sale, rental, or lease of the premises upon which the sign is located.

Wall sign means any sign mounted parallel to a wall of any building extending 18 inches or less horizontally from the structure to which it is affixed.

Window sign means a temporary business sign placed on, affixed to, painted on or located within the frame of a transparent opening in the wall of a building.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-3. Sign districts.

There are hereby created the following sign districts:

- (1) *Sign district A.* Sign district A shall include all property located in the city limits and extra territorial jurisdiction (unless prohibited or restricted by V.T.C.A., Local Government Code § 216.902) within 200 feet of the right-of-way of State Highway 288 and its frontage roads.
- (2) *Sign district B.* Sign district B shall include all property located in the city limits with frontage on State Highway 6 zoned light commercial (LC), heavy commercial (HC), highway mixed use (HMU) and PUD districts as defined by the city's zoning ordinance, located with frontage on State Highway 6 in the city's extra territorial jurisdiction (unless prohibited or restricted by V.T.C.A., Local Government Code § 216.902), and is not located within sign district A.
- (3) *Sign district C.* Sign district C shall include all property in the city limits that is not located within sign district A or sign district B.
- (4) *Sign district D.* Sign district D shall include all property within the city's extraterritorial jurisdiction unless prohibited or restricted by V.T.C.A., Local Government Code § 216.902 not located in sign district A, sign district B, or sign district C.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-4. Permit required.

Except as provided in section 53-10(a), it shall be unlawful for any person to erect, relocate, or structurally alter, any sign or other advertising structure as defined in section 53-2, without first obtaining a sign permit from the sign administrator and paying the permit fee required by section 53-7. No permit is required for change of copy or message or for repair, repainting, or maintenance that does not entail structural change.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-5. Application for sign permit.

An application for a sign permit shall be made upon a form provided by the sign administrator and shall contain and have attached the following information:

- (1) The name, address, email address, and telephone number of the applicant;
- (2) The location of the building, structure, or lot to which or upon which the sign or other advertising structure is to be attached or erected;
- (3) A site plan illustrating buildings, structures, and/or rights-of-way, sidewalks and driveways;
- (4) Two drawings of the plans and specifications of the sign and a description of the proposed method of construction and attachment to the building or on the ground;
- (5) A certification and/or calculations showing that the sign is designed to meet the wind pressure and dead load requirements of the International Building Code and all other laws and ordinances of the city. The building official may require such certification and calculation to be made by a registered professional engineer if the sign is in excess of six feet in height or 50 square feet in area.
- (6) The name of the person erecting the sign;

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- (7) The written consent of the owner of the building, structure, or land to which or on which the sign is to be erected if the owner of such property is different from applicant;
 - (8) Any required electrical permit; and
 - (9) Such other information as the sign administrator shall require to show full compliance with this and all other laws and ordinances of the city.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-6. Permit issuance.

Upon the filing of an application for a sign permit, the sign administrator shall:

- (1) Examine the plans and specifications and the premises upon which the proposed sign shall be erected; and
- (2) Issue a permit if the proposed sign complies with the requirements of this chapter and all other laws and ordinances of the city. If the work authorized under a sign permit is not completed within six months after the date of issuance, the permit shall become null and void.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-7. Permit fee.

Every applicant, prior to issuance of a permit pursuant to section 53-6, shall pay to the city a nonrefundable fee. Such fees shall be adopted by resolution and may be revised as often as the city council deems necessary.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-8. Revocation of permit.

The sign administrator may revoke any permit where there has been a violation of the provisions of this chapter or a misrepresentation of fact on the permit application.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-9. Number, date, and voltage.

- (a) Every permitted sign or other advertising structure shall display in a conspicuous place on such sign or structure, in letters no less than one inch in height, the date of erection, the permit number, and the voltage of any electrical apparatus used.
- (b) The top of all signs and sign structures shall have a minimum vertical clearance from any other structure of 14 feet, and shall have a clearance equal to its height from any transmission line carrying 750 volts or greater.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-10. Allowed signs.

- (a) The following signs are allowed in all districts and do not require a permit:

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- (1) *Temporary real estate signs.* Temporary real estate signs advertise the sale, rental, or lease of the premises upon which the sign is located.
 - a. Nonresidential districts and/or uses. Temporary real estate signs not exceeding 32 square feet in area are permitted in nonresidential districts.
 - b. Residential districts and/or uses. Temporary real estate signs not exceeding 16 square feet in area in residential districts and/or residential uses. Temporary real estate signs not exceeding 32 square feet in area are allowed in residential districts and/or uses for properties fronting on a major thoroughfare, parkway, arterial, or collector as identified in the city's thoroughfare plan, as amended from time to time.
 - c. All temporary real estate signs shall be removed not later than ten days following the sale, rental, or lease of the subject property.
 - d. All temporary real estate signs shall only be located on private property;
 - (2) *Temporary political signs.* Temporary political signs concerning candidates for public office and ballot issues, if the sign does not have an effective area greater than 36 feet, is not more than eight feet high, is not illuminated, and has no moving parts. Such signs shall be erected not more than 30 days preceding the first day early voting commences for the election or referendum to which they pertain and removed not later than ten days after the date of the election or referendum. Political signs for candidates who are in a run-off shall be allowed to remain until ten days after their run-off election. Such signs shall only be located on private property;
 - (3) *Temporary garage or yard sale signs.* Temporary signs advertising the date, time, and location of a garage or yard sale and not exceeding four square feet in area. Such signs shall be erected not more than three days prior to and removed not later than one day after the date of the sale;
 - (4) *Vehicular and pedestrian signs.* Public signs regulating vehicular or pedestrian traffic or designating or giving direction to streets, schools, hospitals, historical sites, or public facilities;
 - (5) *Flags.* Flags of any government or governmental agency or any patriotic, religious, charitable, civic, educational, or fraternal organization and not exceeding 40 square feet in area or as permitted for an attention getting device sign;
 - (6) *Temporary displays and decorations.* Temporary displays or decorations customarily associated with any national, state, a local, or religious holiday or celebration. Such signs shall be erected not more than 45 days before the holiday or celebration and removed not later than ten days after such holiday or celebration;
 - (7) *Hand-held signs.* Hand-held signs of a noncommercial nature not set on or affixed to the ground and not exceeding ten square feet in area;
 - (8) *Temporary contractor signs.* Temporary signs identifying the architect, engineer, developer or contractor when placed upon construction sites and not exceeding 64 square feet in area and one per site location. Such signs shall not be erected prior to approval of a site plan and shall be removed not later than ten days after completion of the project;
 - (9) *Memorial or commemorative signs.* Memorial or commemorative plaques or tablets denoting a building name and/or date of erection or a location of historic significance and not exceeding four square feet in area;
 - (10) *Informational signs.* Any sign for informational (non-advertisement) purposes not exceeding one square foot in area with letters not exceeding four inches in height;

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- (11) *Property identification signs.* Property identification signs indicating address and/or name and not exceeding two square feet in area located on property used for residential purposes or five square feet in area located on property used for business purposes; and
 - (12) Signs within a ball park or other similar recreational facility and which cannot be seen from an adjacent street or adjacent properties;
 - (13) *Attention Getting Device Sign.*
 - a. Attention getting device signs shall not extend over or into any street right-of-way, alley, sidewalk, or other public thoroughfare;
 - b. All attention getting device signs shall be kept in good repair (i.e., not tattered, faded, or frayed); and
 - c. All attention getting device signs shall be on-premise.
- (b) The following signs are allowed in all districts and require a permit:
- (1) *Historical signs.* Signs which are an integral part of the historical character of a designated historic district or a building that has been designated a landmark;
 - (2) *Community event signs.* Temporary signs advertising special community events or other community activities sponsored by nonprofit organizations, governmental entities, or churches. Such signs shall not exceed 32 square feet in area, shall not be erected more than 30 days in advance of the event and shall be removed within ten days after such event. Temporary signs shall be securely anchored and shall not exceed seven feet in height from ground level;
 - (3) *Occupation signs.* Signs identifying the name and profession of the occupant of a business establishment and not exceeding two square feet in area;
 - (4) *Temporary business signs.* Temporary business signs shall be permitted provided, that:
 - a. Temporary business signs of combustible material shall not exceed 60 square feet in area;
 - b. Temporary business signs weighing in excess of 50 pounds must conform to the safety requirements of the building code of the city and must be approved by the sign administrator;
 - c. Temporary business signs shall not extend over or into any street right-of-way, alley, sidewalk, or other public thoroughfare;
 - d. Temporary business signs shall be attached with wire or steel cables. Strings, ropes, or wood slats for anchorage or support purposes shall not be permitted;
 - e. Temporary business signs shall not be allowed to remain for a period exceeding 15 days in a six-month period;
 - f. Temporary business signs must be on-premise signs; and
 - g. Only one temporary business sign may be displayed at any given time.
 - (5) *Governmental entity signs.* Signs erected by the city, the state (including its political subdivisions, such as school districts), or the United States government, or otherwise required by federal, state, or local laws;
 - (6) *Directional or informational signs.* Directional or informational signs shall be no more than four feet in height with a maximum area per side of six square feet;
 - (7) *Electronic changeable message signs.* An electronic changeable message sign may be allowed, provided that:
 - a. The size of the changeable area is no larger than 25 percent of the overall permitted sign.

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- b. 1. For sign districts A and B, the message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling; and the sign does not conflict with section 53-11(9); or
 - 2. For sign districts C and D, the message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling; and the sign does not conflict with section 53- 11(9).
 - c. No internal or external illumination of the LED screens will be allowed to operate between the hours of 10:00 p.m. and 6:00 a.m. when located within 100 feet from a residential zoning district (measured from lot line to lot line).
 - d. Maximum illumination will be determined by the difference between ambient light and full wattage and this difference cannot be more than .2 footcandles at 75 feet. The owner will provide annual reports certifying illumination does not exceed stated limits and will conduct tests in response to any complaints received by the city concerning the light from the sign.
 - e. Maximum nit wattage is 6,500.
- (8) *Wall signs.* Each business establishment is allowed wall signage not exceeding the total square feet of the facade to which it is affixed:
- a. Fifteen percent of the business frontage or a maximum 200 square feet for the side with the principal entrance;
 - b. Ten percent of the business frontage or a maximum 150 square feet for the side(s) fronting on a public street;
 - c. Ten percent of the business frontage or a maximum 150 square feet for all other sides;
 - d. Ten percent per side for canopies related to a business;
 - e. A maximum of 32 square feet for freestanding menu boards in addition to wall signs; or
 - f. Wall signage may not project above the lower edge of the roof line or parapet of a building.
- (9) *Home business sign.* A home business sign may have one non-illuminated sign with a maximum area of two square feet; and
- (10) *Menu board sign.* A menu board sign shall be designed to be read from a distance no greater than ten feet.
- (c) Notwithstanding any other provision of this chapter, any sign that may display a commercial message may also display any noncommercial message, either in place of or in addition to the commercial message, so long as the sign complies with other requirements of this chapter.
- (Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-11. Prohibited signs.

Signs prohibited in all districts by this chapter include, but are not limited to, the following:

- (1) Signs which are inadequately maintained so as to show evidence of deterioration, including peeling, rust, dirt, fading, discoloration, loss of illumination, or holes. Damaged signs shall be repaired or removed within 30 days of receipt of notice from the city;
- (2) Signs which advertise a business or product, which is no longer in existence. Abandoned or outdated signs shall be replaced or removed within 30 days of receipt of notice from the city;
- (3) Signs which are erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape;

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- (4) Signs which obstruct free and clear vision at any street intersection;
 - (5) Signs which interfere with, obstruct the view of, or may be confused with any authorized traffic sign, signal, or device because of its position, shape, or color;
 - (6) Signs which use the words "stop," "look," "go slow," "caution," "danger," "warning," or any other word, phrase, symbol or character in a manner that interferes with, misleads, or confuses traffic;
 - (7) Signs which constitute a hazard to safety or health by reason of inadequate design, construction, repair, or maintenance;
 - (8) Signs which are illuminated with lights that cause a glare into or upon the surrounding area or any property used for residential purposes or which distract operators of vehicles or pedestrians on a public right-of-way;
 - (9) Signs which display any matter in which the dominant theme of the material taken as a whole appeals to a prurient interest in sex, or is patently offensive because it affronts contemporary community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value;
 - (10) Signs which are painted on or attached to a motor vehicle used primarily for the display of such sign. This section shall not prohibit the identification of a business or its products or services on a vehicle operated and parked in a manner appropriate to the normal course of business;
 - (11) Signs attached to or located upon outdoor exposed amenities such as trees, street signs, utility poles, or fences, which are visible from any street;
 - (12) Signs which are off-premises signs;
 - (13) Signs or portions thereof which are located on, or project or extend over, any public right-of-way, any public sidewalk, street, alley, or other public property;
 - (14) Snipe signs or bandit signs except as pre-permitted between the hours of 5:00 p.m. on Friday and 7:00 a.m. on Monday, provided no such sign shall be located less than 100 feet from another such sign; ~~and~~
 - (15) Pole signs; and
 - (16) Sign types not specifically allowed in Section 53-10.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-12. Additional signs allowed in sign district A.

Business establishments within sign district A shall be allowed signage in accordance with section 53-10 and the provisions of this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs allowed under this section.

- (1) *Column signs.*
 - a. Each business establishment in sign district A is permitted one column sign, which shall be supported by not less than two columns, with the depth of the column not less than the depth of the sign; provided, however, that the width of the column shall not be less than three feet. The message area of such column sign shall not exceed 550 square feet in area. The height of such column shall not exceed 40 feet in height, including the supporting structure, above the surrounding finished grade level. Additionally, each monument sign shall not exceed 22 feet in width. The bottom of such sign message area shall not be less than 15 feet above the surrounding finished grade level. Such column sign shall not exceed 22 feet in width. Such

column sign may have a reader panel attached to it, however, a reader panel shall be included in the calculation of total sign area. Each column sign shall be positioned perpendicular to the roadway on which the property on which the sign is located faces. The support structure shall be visibly marked if such column sign is located in a parking area. Each business establishment in sign district A with more than 200 feet of frontage on State Highway 288 or its frontage road shall be permitted one additional sign as described in this section. No single business shall exceed 20 square feet of sign space on any one column sign.

- b. A column sign shall be located such that all parts of such sign are a minimum of ten feet from all property lines.

(2) *Monument signs.*

- a. In lieu of, and not in addition to, a column sign, each business establishment is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-13. Additional signs allowed in sign district B.

Business establishments within sign district B shall be allowed signage in accordance with section 53-10 and the provisions of this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs allowed under this section.

- (1) *Column signs.* Column signs are prohibited.

(2) *Monument signs.*

- a. Each business establishment with frontage on State Highway 6 is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition, monument signs in sign district B shall have a minimum distance of 200 feet between them when possible.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-14. Additional signs allowed in sign district C.

Business establishments within sign district C shall be allowed signage in accordance with section 53-10 and the provisions of this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs permitted under this section.

- (1) *Column signs.* Column signs are prohibited.

(2) *Monument signs.*

- a. Each business establishment is permitted one single or double-faced monument sign not exceeding 24 square feet in area and not exceeding six feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to approval by the sign administrator to ensure that such location does not cause an obstruction to the view of traffic or create a hazard to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition, monument signs in sign district C shall have a minimum distance of 200 feet between them when possible.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-15. Additional signs allowed in sign district D.

Business establishments within sign district D shall be allowed signage in accordance with the provisions of section 53-10 and this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs permitted under this section.

(1) *Column signs.* Column signs are prohibited.

(2) *Monument signs.*

- a. Each business establishment is permitted one single or double-faced monument sign not exceeding 24 square feet in area and not exceeding six feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to approval by the sign administrator to ensure that such location does not cause an obstruction to the view of traffic or create a hazard to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition, monument signs in sign district D shall have a minimum distance of 200 feet between them when possible.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-16. Shopping center and integrated business developments.

Shopping centers and integrated business developments shall be allowed signage in accordance with section 53-10 and the provisions of this section. A permit is required for the signs allowed under this section.

(1) *Sign district A.*

- a. Each shopping center or integrated business development with more than 200 feet of frontage on State Highway 288, or its frontage road is permitted one column sign not exceeding 550 square feet in area. Such column sign shall not exceed 40 feet in height, including the supporting structure, above the surrounding finished grade level. Additionally, each monument sign shall not exceed 22 feet in width. The bottom of such sign shall not be less than 15 feet above the surrounding finished grade level. Such column sign may have a reader panel attached to it, however, a reader panel shall be included in the calculation of total sign area. The support structure shall be visibly marked if such column sign is located in a parking area.
- b. A column sign shall be located such that all parts of such sign are a minimum of ten feet from all property lines.

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- c. In lieu of a column sign, a shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level.
 - d. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
- (2) *Sign district B.*
- a. Each shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level. Additionally, each monument sign shall not exceed 22 feet in width.
 - b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
 - c. An additional monument sign may be permitted for each shopping center or integrated business development that is on the corner of an intersection of two public streets. One sign shall face each adjacent street. Such additional sign shall not exceed four feet in height above the surrounding finished grade level. Such additional sign shall not exceed 16 square feet in area plus an additional five square feet for each business establishment located in such shopping center or integrated business development. The total sign area of both signs combined shall not exceed 100 square feet plus an additional five square feet for each business establishment located in such shopping center or integrated business development.
- (3) *Sign district C.*
- a. Each shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 24 square feet in area plus an additional three square feet in area for each business establishment located in such shopping center or integrated business development and not exceeding six feet in height above the surrounding finished grade level.
 - b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
 - c. An additional monument sign may be permitted for each shopping center or integrated business development that is on the corner of an intersection of two public streets. One sign shall face each adjacent street. Such additional sign shall not exceed four feet in height above the surrounding finished grade level. Such additional sign shall not exceed 16 square feet in area plus three square feet for each business establishment located in such shopping center or integrated business development. The total sign area of both signs combined shall not exceed 40 square feet plus an additional three square feet for each business establishment located in such shopping center or integrated business development.
- (4) *Sign district D.*
- a. Each shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 24 square feet in area plus an additional three square feet in

area for each business establishment located in such shopping center or integrated business development and not exceeding six feet in height above the surrounding finished grade level.

- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
- c. An additional monument sign may be permitted for each shopping center or integrated business development that is on the corner of an intersection of two public streets. One sign shall face each adjacent street. Such additional sign shall not exceed four feet in height above the surrounding finished grade level. Such additional sign shall not exceed 16 square feet in area plus three square feet for each business establishment located in such shopping center or integrated business development. The total sign area of both signs combined shall not exceed 40 square feet plus an additional three square feet for each business establishment located in such shopping center or integrated business development.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-17. Permanent identification signs.

- (a) *Single-family residential subdivisions.* Single-family residential subdivisions are permitted permanent monument signs at each major entrance to the subdivision. The total sign surface area at each entrance shall not exceed 32 square feet in area and shall not exceed six feet in height above the surrounding finished grade level. The location of the monument sign shall be outside of the sight distance triangle corresponding to the nearest street intersection and is subject to approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians. Subdivisions which consist of more than one platted section are allowed an additional monument sign of not more than 16 square feet in area and not exceeding six feet in height for each major entrance to each section therein; however, in the case where the major entrance to the subdivision is also a major entrance to a section of the subdivision, that entrance shall be limited to a monument sign of not more than 32 square feet.
- (b) *Multifamily dwelling complexes.* A townhouse, condominium, or apartment complex is permitted one single or double-faced monument sign on the premises, not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level. The location of the monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition to a monument sign, each multifamily dwelling complex is permitted one wall sign not exceeding in total square feet ten percent of the facade to which it is affixed. A wall sign may not project above the roof line of a building, except for buildings with parapet walls, in which case the signage shall be flush with the wall and shall not project above the parapet.
- (c) *Permit required.* A permit is required for the signs allowed under this section.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-18. Portable signs.

- (a) *Portable signs for business establishment.* An on-premises portable sign shall be permitted for use by a business establishment for the initial opening of such business for a period not exceeding 30 days. An on-premises portable sign may also be permitted for use by a business establishment for a maximum period of 30 days per calendar year.

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- (b) *Portable signs for nonprofit organization.* On-premises portable signs shall be permitted for use on a temporary basis by nonprofit organizations for a maximum period of 15 days per calendar year.
 - (c) *Permit required.* A permit is required for any portable sign allowed under subsections (a) and (b) of this section. The location of a portable sign must be approved by the sign administrator to ensure that such location does not create hazards to traffic or pedestrians.
 - (d) *Maximum area.* The maximum area per side of a portable sign shall not exceed 32 square feet.
 - (e) *Conformance to city building code and electrical code.* Portable signs shall be securely anchored and constructed and erected in accordance with the city's building code and electrical code.
 - (f) *Location; property lines and intersections.* Portable signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-19. Nonconforming signs.

A permanent sign erected within the city prior to the effective date of the ordinance from which this section is derived, which does not conform to the regulations of this chapter, shall be deemed to be a nonconforming sign which shall be allowed to continue, with normal maintenance and repair only; provided, however, a nonconforming sign may not be enlarged upon, expanded, or extended. It is not the intent of this section to encourage the survival of nonconforming signs; to the contrary, nonconforming signs are discouraged and contrary to the intent and purpose of this chapter.

- (1) *Obsolescence or destruction.* A nonconforming sign shall not be enlarged, expanded, extended, replaced, or rebuilt in case of obsolescence or total destruction by any means or cause.
- (2) *Repair or reconstruction if damaged.* In the event a nonconforming sign is damaged by any means or cause and the repair or reconstruction cost, whichever is applicable, equals or exceeds 50 percent of the fair market value of the sign at the time of the damage, it must be removed or brought into compliance with this chapter.
- (3) *Removal of unlawful signs.* In case any nonconforming sign is enlarged, expanded, extended, replaced, or rebuilt in violation of any of the terms of this chapter, the sign administrator shall give written notice by personal service or by certified mail, return receipt requested, to the owner, lessee, or person responsible for said sign, to remove the sign or bring the sign into compliance with this chapter. If such order is not complied with within ten days, the sign administrator shall revoke the sign permit.
- (4) *Placement and removal of signs.* All signs shall be placed by the owner or the party in control of the property or with the permission of such owner or party in control, and the owner or party in control shall be responsible for the prompt removal of any sign in accordance with the provisions of this chapter.
- (5) *Conformance.* Nonconforming temporary business signs and portable signs shall be removed or made to conform with the provisions of this chapter within 30 days after the effective date of the ordinance from which this section is derived.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-20. Periodic inspection.

The sign administrator shall inspect periodically, or whenever deemed necessary, each sign or other advertising structure regulated by this chapter for the purpose of ascertaining whether the sign structure is unsafe,

in need of repair, not in conformance with the permit application, or otherwise in violation of the provisions of this chapter.

(Ord. No. 2022-O-30, § 1, 11-21-2022)

Sec. 53-21. Reserved.

Sec. 53-22. Penalty.

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

(Ord. No. 2022-O-30, § 1, 11-21-2022)

ORDINANCE NO. 2023-O-26

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, RENAMING THE
COMMUNITY SERVICES DEPARTMENT OF THE CITY AS THE PUBLIC
WORKS DEPARTMENT; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, section 5.01 of The City Charter provides that the administrative departments of the City of Manvel are as established by the Charter and as may be established by ordinance; and

WHEREAS, additionally, section 5.01 states that the city council has the power to discontinue, re-designate, or combine any of the departments and/or administrative offices, by ordinance; and

WHEREAS, in 2021 by Ordinance No. 2021-O-15, the City Council formally established and ratified the current administrative departments of the city; and

WHEREAS, the City Council of the City of Manvel seeks to rename an administrative department of the City.

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

Section 1. The facts and matters contained in the preamble are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Consistent with section 5.01 of The City Charter, the Community Services Department is formally renamed as the Public Works Department. The City Council directs that all future organization charts reflect this change.

Section 3. All ordinances, resolutions, official or unofficial policies, or practices inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

PASSED AND APPROVED on first reading this _____ day of _____, 2023.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2023.

Dan Davis, Mayor

Attest:

Tammy Bell, City Secretary



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: August 7, 2023

TOPIC: Acceptance of infrastructure improvements for Meridiana Commercial Section 14 Utility Extension to begin the Two-Year Maintenance Period.

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

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

ATTACHMENTS: N/A

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: August 7, 2023

TOPIC: Acceptance of infrastructure improvements for Meridiana Detention Basin L-2, Detention Basin O-2 Phase 2, Detention Basin K-2 Phase 1 to begin the Two-Year Maintenance Period.

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

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

ATTACHMENTS: N/A

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: August 7, 2023

TOPIC: Acceptance of infrastructure improvements for Pomona Section 27 to begin the Two-Year Maintenance Period.

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

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

ATTACHMENTS: N/A

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: August 7, 2023

TOPIC: A request by Garrett Nondorf, with permission from the Del Bello Lakes Subdivision owner/developer, to amend Ordinance No. 2020-O-14 which pertains to zoning and development related provisions and requirements for Del Bello Lakes Planned Unit Development (PUD) to (1) authorize NAICS use code 447110 "Gasoline stations with Convenience Stores" and (2) amend signage related provisions; for a property located at the northwest corner of Del Bello Boulevard and Cedar Creek Lane intersection.

BACKGROUND: Ordinance No. 2017-O-45 created the Del Bello Lakes Planned Unit Development (PUD) district and established specific development standards. The PUD was amended by Ordinance No 2020-O-2 to allow temporary billboard signage for the residential development. The PUD was further amended in 2020 by Ordinance No 2020-O-14 to provide specific wall signage and pylon signage regulations for the Keating Toyota site. The applicant is in discussion with a potential buyer who intends to develop the site as a gas station and convenience store. Therefore, the applicant is requesting an amendment to Ordinance No. 2020-O-14 to include specific language in the PUD document to allow the following:

- a. Development of a gas station with convenience store at a property located at the northwest corner of Del Bello Boulevard and Cedar Creek Lane intersection;
- b. Maximum Height of 8 feet for single tenant Monument sign instead of 6 feet;
- c. LED price digits sign for gas station use;
- d. LED backlighting for gas station canopy with a restriction on light overspill;
- e. LED screens to be Internal/ external illuminated between 12am and 5pm instead of 10pm and 6am.

A public hearing for this request was held at the June 26, 2023 Planning, Development, and Zoning Commission (PD&Z) meeting. At this public hearing, several residents of Del Bello Lakes community were present to express their opposition and concerns regarding the proposal. Residents expressed various concerns including pollution; increased traffic; possible reduction property values; nuisance; and the possibility of increase in crime. A total of ten (10) residents spoke in opposition to the proposed amendment. Additionally, PD&Z acknowledged a total of eight (8) emails received that expressed opposition to the proposed amendment. At the meeting, the applicant requested that no action be taken by PD&Z to allow them to evaluate the proposal based on the concerns raised by the residents and to present for action at a later date.

Since the June 26, 2023 PD&Z meeting, the applicant has requested to reconsider the request, but with no change to the proposal. Therefore, a public hearing was held at the July 24, 2023 PD&Z meeting. Staff received additional emails expressing opposition prior to the July 24, 2023 public hearing. At the time of writing this data sheet, staff has received a total of seventeen (17) emails expressing opposition to the proposed PUD amendment.

At the July 24, 2023 PD&Z meeting, thirteen (13) residents of Del Bello Lakes community spoke in opposition of the proposed PUD amendment. The residents reiterated their concerns including pollution; increased traffic; possible reduction property values; nuisance; and the possibility of increase in crime. PD&Z generally discussed the datasheet provided by staff. The discussion highlighted certain critical issues including:

- a) Existing Keating Toyota service center is an intense commercial use with handling of fuel and chemicals on a regular basis.
- b) The proposed PUD amendment is a rezoning request and not a variance request. Also, PUD amendment is decided through a public hearing process and decided by City Council upon receiving recommendation from PD&Z.
- c) The subject site is within 2-mile radius of multiple existing gas stations.

The potential buyer of the subject site, Mr. Sam Charolia addressed PD&Z and explained that the proposed gas station will be developed in conformance with strict Texas Commission on Environmental Quality (TCEQ) regulations. He emphasized that gas stations are essential uses especially during emergencies. He added that his company builds upscale facilities to mitigate the possibility of crime. He also mentioned two case studies of residential development in the Houston area where the appraised value of homes was not negatively impacted by the construction of gas stations in close proximity. PD&Z asked the applicant if he had any discussions with the residents since the June 26, 2023, meeting and also if he was open to other land uses. The applicant clarified that he had communications with a few residents after the meeting. He added that he is open to other land uses but has mostly received interest for projects that similar to the proposed gas station use.

Generally, the PUD's commercial land use allowance is based on City of Manvel's zoning district allowance for Light Commercial (LC) district. Gas station and convenience stores were both permitted in LC district at the time of adoption of the PUD, however, in 2020, zoning ordinance was amended to include a Specific Use Permit (SUP) requirement for gas station and convenience store uses. The SUP requirement also included a pre-determined condition that these uses shall not be located within two miles (measured property line to property line) of an existing convenience store and gasoline station. As a result, the subject site cannot be developed as a gas station and convenience store use without the requested PUD amendment. The applicant is also requesting aforementioned changes to the signage requirement and allowances based on the needs of a gas station and convenience store use.

The applicant has provided written explanation (attached) of the reasoning for this request. The reasoning is largely based on the anticipated residential growth in the area. The applicant has also indicated that a gas station at the subject site will be beneficial to the current and future residents at the time of emergencies such as hurricanes and thunderstorms. The applicant has suggested that the subject site is appropriate for the proposed use based on its proximity to SH 288 and the abutting car dealership. The applicant's letter also includes visuals showing the prototype of their development. The applicant has provided two exhibits (attached) that show existing gas station and convenience store uses within a two-mile radius and immediately outside the 2-mile radius. Currently, there are six (6) gas stations within the 2-mile-radius including the proposed HEB gas station. Additionally, there are four (4) gas stations immediately outside the 2-mile radius at approximately 2.75 miles. In response to public hearing comments, the applicant has also provided a letter from independent market research firm, TCEQ regulation related information, and exhibit showing case study of two properties located near gas stations (attached).

The 2020 amendment to the zoning ordinance with respect to gas station and convenience store use was made to minimize clustering and overabundance within city limits. Based on this policy direction reflected by the predetermined condition of the SUP requirement, Staff cannot recommend approval of the request.

PD&Z RECOMMENDATION: A motion to recommend approval of Ordinance No. 2023-O-21 to the City Council failed with a vote of zero (0) "Yeas" to five (5) "Nays" at their July 24, 2023, meeting. Therefore, the Planning, Development, and Zoning commission is not recommending approval of Ordinance No. 2023-O-21 that pertains to the requested Del Bello Lakes PUD amendment.

STAFF RECOMMENDATION: Based on the above discussion Staff is not recommending approval of Ordinance No. 2023-O-21 that pertains to the requested Del Bello Lakes PUD amendment.

ATTACHMENTS: Applicant's request letters, Vicinity Map, Zoning Map, Major Thoroughfare Map, Ordinance No. 2023-O-21, Del Bello Lakes PUD document amendment mark-up, Concept Site Plan, Gas Station Location Exhibit, and applicant's response to citizen comments.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER Jose Abraham	FINANCE DIRECTOR APPROVAL _____ CITY MANAGER APPROVAL _____
--	---



288 ASSOCIATES, LP

ONE GREENWAY PLAZA, SUITE 750
HOUSTON, TEXAS 77046
713.623.6000

April 18, 2023

Mrs. Jessica Rodriguez
Director of Development Services
City of Manvel
20025 Highway 6
Manvel, Texas 77578

Re: 1.9-Acre PUD Amendment (Del Bello Blvd. & Cedar Creek Ln.)

Dear Jessica,

As the owner of the 1.9-acre tract at the NW corner of Del Bello Boulevard and Cedar Creek Lane, please allow this letter to serve as my authorization for Garrett Nondorf, on my behalf, to submit a PUD amendment to allow for a c-store use at the above referenced development. I have no objection to the proposed amendment.

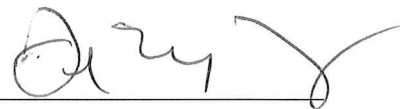
Please contact me if you need any additional information.

Sincerely,

288 ASSOCIATES, LP
a Texas limited partnership

By: 288 Consolidated GP, LLC
a Texas limited liability company
its sole general partner

By:



David M. Mincberg
Manager

PUD Amendment for Ordinance No. 2017-O-45

To The City of Manvel,

We are humbly requesting to allow the use of a gasoline station and convenience store as a permitted use within Ordinance No. 2017-O-45, particularly the [Northwest Corner of Del Bello Blvd and Cedar Creek Lane](#) ("Proposed Gas Station"). The reasoning for this proposed change is due to the following which is explained further below:

1. Hurricane/Power Outages/etc.:
2. Residential Growth in the City of Manvel
3. Imminent Nearby Development of Major Throughfares/Increased Traffic Patterns/Grade Separation
4. Future City of Manvel Headquarters

Hurricanes/Power Outages/etc.:

Perhaps the biggest need for a gas station/convenience store, which we can see from the past few years, is when acts of God such as hurricanes, freezes, or severe thunderstorms lead to power outages, water boil notices, etc.

As it stands today, despite the City's path towards future growth and new thoroughfares being built, the 2-mile radius rule will only allow residents in the Del Bello area to go to stations on Highway 6 or in the ETJ. This will create a huge constraint on those stations and a severe traffic congestion on Highway 6 as people will be relying upon this roadway to evacuate the town, fill up their gas, and grab essentials from the current convenience stores.

By having at least one station on Del Bello Parkway, our proposed gas station will be close to 288. This will allow some strain to be removed from the other stations and ease the possibility of a traffic congestion on Highway 6 as residents can use Del Bello Parkway instead to grab their essentials and fill up gas to go to SH 288. In situations such as a power outage or freeze, this station will be walkable for residents and a short car ride away if they can't drive long distances in a freeze.

Summary - With Houston being prone to hurricanes, thunderstorms, and freezes leading to evacuations, power outages, and other harmful results, a gas station/convenience store is essential on Del Bello Pkwy, particularly closer to 288, so that it can serve all the traffic going towards 288 and the residents in the area in this unfortunate time for essentials such as water, milk, food, gas, etc.

Residential Growth in the City of Manvel:

The City of Manvel has experienced massive growth with new developments such as Del Bello Lakes, Valencia, Rodeo Palms, Bluewater Lakes, and Manvel Town Center. Specifically for the

parcel at Del Bello Blvd and Cedar Creek Lane, the nearby developments of Rodeo Palms, Valencia, and Del Bello Lakes warrant a neighborhood gas station.

Del Bello Lakes is estimated to have 500 homes and both Valencia and Rodeo Palms both will have an estimated total of 1,000 homes each, which makes it an estimated 2,500 total homes within a 1.5-mile radius from the proposed gas station. This is only considering growth that has been publicly announced in this area and not any future potential expansion that would increase the total home count exponentially more due to all the developable land in this area.

From our thirty years of experience, we estimate that an area of at least 1,500 homes can support the use of a gas station and convenience store because they play a different role than grocery stores and pharmacies. We offer the following:

1. Branded gasoline (Exxon, Chevron, etc.) with more fuel-efficient products, which certain customers seek out for their luxury cars, trucks, large SUV's, in comparison to Unbranded gasoline sold by HEB, Walmart, etc.
2. Affordable Break and Lunch deli for construction workers and residents. Considering the growth in this area, this will become an essential spot for these workers.
3. Less wait time than at a grocery store for residents trying to get in and out quickly.
4. Variety of options in snacks, craft beer, etc.

As it stands right now, there is no "convenient" location for residents to fuel up their vehicles either on the way to work (as they take 288 going northbound for Downtown) or coming back from home. There are no gas stations along Del Bello Parkway and they are all located on Highway 6, which is extremely congested and out of the way for residents in this area to go to. Since an average person fills up their car once a week, having a local, convenient gas station is extremely important.

Summary - With 2,500 - 3,500 homes being built in the Del Bello area, there is a clear need for a convenience store/gas station to support all the residents and construction workers in an appropriate way along Del Bello Parkway.

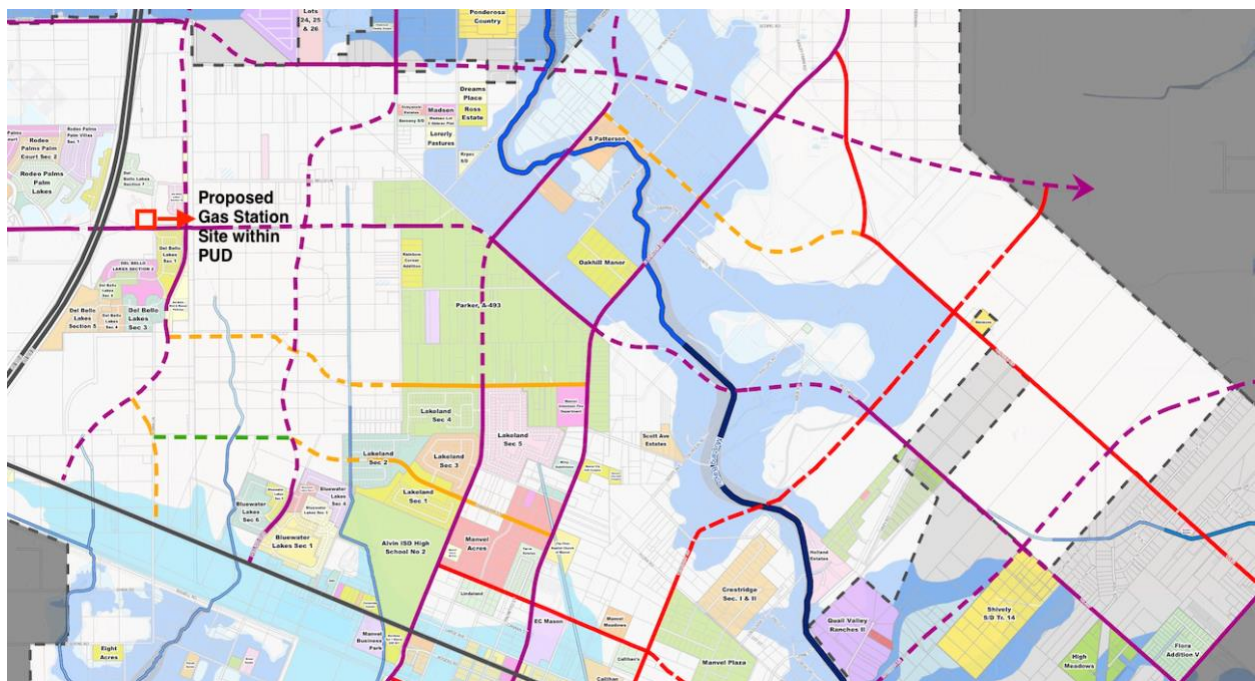
Imminent Nearby Development of Major Throughfares/Increased Traffic Patterns/Grade Separation:

Based on the City of Manvel's Major Thoroughfare Map ("Exhibit A"). Del Bello Parkway will become a major throughfare and is labeled a "Parkway" with a ROW of 120' similar to Highway 6. The road is proposed to extend all the way to CR 397 which will become a 6-mile stretch. And along this 6-mile stretch there is currently no gas station and convenience store, though they are within 2 miles of other gas stations. However, those stations are along Highway 6 which is a completely different traffic route.

In addition, TXDOT will be constructing a grade separation on SH 288 and Rodeo Palms Parkway that will allow morning traffic and evening traffic to go through Del Bello Parkway. As it stands right now, only morning traffic can go through Del Bello Parkway to access 288. This grade separation will ease the traffic from Highway 6 and increase the traffic on Del Bello Parkway. This will warrant a convenience store/gas station to meet the essential needs of the residents as there are zero stations along this stretch.

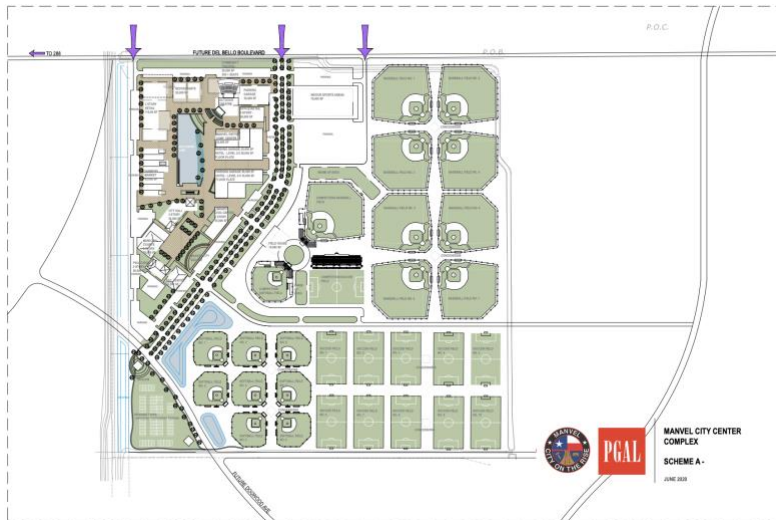
Considering Del Bello Parkway will be used as the main artery for residents wanting to go to 288 instead of using Highway 6, we believe allowing a c-store/gas station in our PUD will be sufficient to serve the traffic/residents on Del Bello Parkway as its utilization grows over the next 10-15 years.

Summary: Based on the future throughfares from the City of Manvel, Del Bello Parkway will be a major road which will warrant a gas station/convenience store to support the traffic as residents will not be using Highway 6 where the current stations are.



Future City of Manvel Headquarters:

The City of Manvel is creating a town center and moving their main offices on Del Bello Blvd (see below). As the police station, city courts, and other governmental services will be in this development, PrimeSpot is willing to also put a generator on the gas station and convenience store so that the city can still maintain full operations if they need essentials such as food, water and gas during emergency situations as it will be less than half a mile away from us. In addition, as there will be sports events going on in this area, spectators and visitors can leverage the gas station for ice, drinks, or food before they head into the fields.



Other Comments:

PrimeSpot has done work with many residential developers, and we understand the importance of creating a building that enhances the community and not to be an eyesore. For this reason, we have created a concept that leverages brick, high quality masonry, and wood so that it will look rich and elegant for the community and city, please see below for our concept.





Summary/Conclusion:

In conclusion, we are proposing an amendment to the PUD ordinance to allow for a convenience store and gas station. The reason a station is necessary on this parcel is because the residents will need a colloquial spot to fill up and purchase their daily essentials due to the growth and throughfare plans that are envisioned on Del Bello Pkwy as residents will not be leveraging Highway 6 when Del Bello Pkwy is built out. This station will become a hub for residents for daily and emergency uses.

Ask - We are proposing that the **Permitted Clause in Exhibit D Paragraph IV** for ORDINANCE NO. 2017 -O-45 be amended as the following:

Before:

All uses permitted with the City of Manvel Light Commercial Zoning District are permitted within the PUD's Light Commercial District. In addition, the following uses shall be considered permitted uses with the PUD.

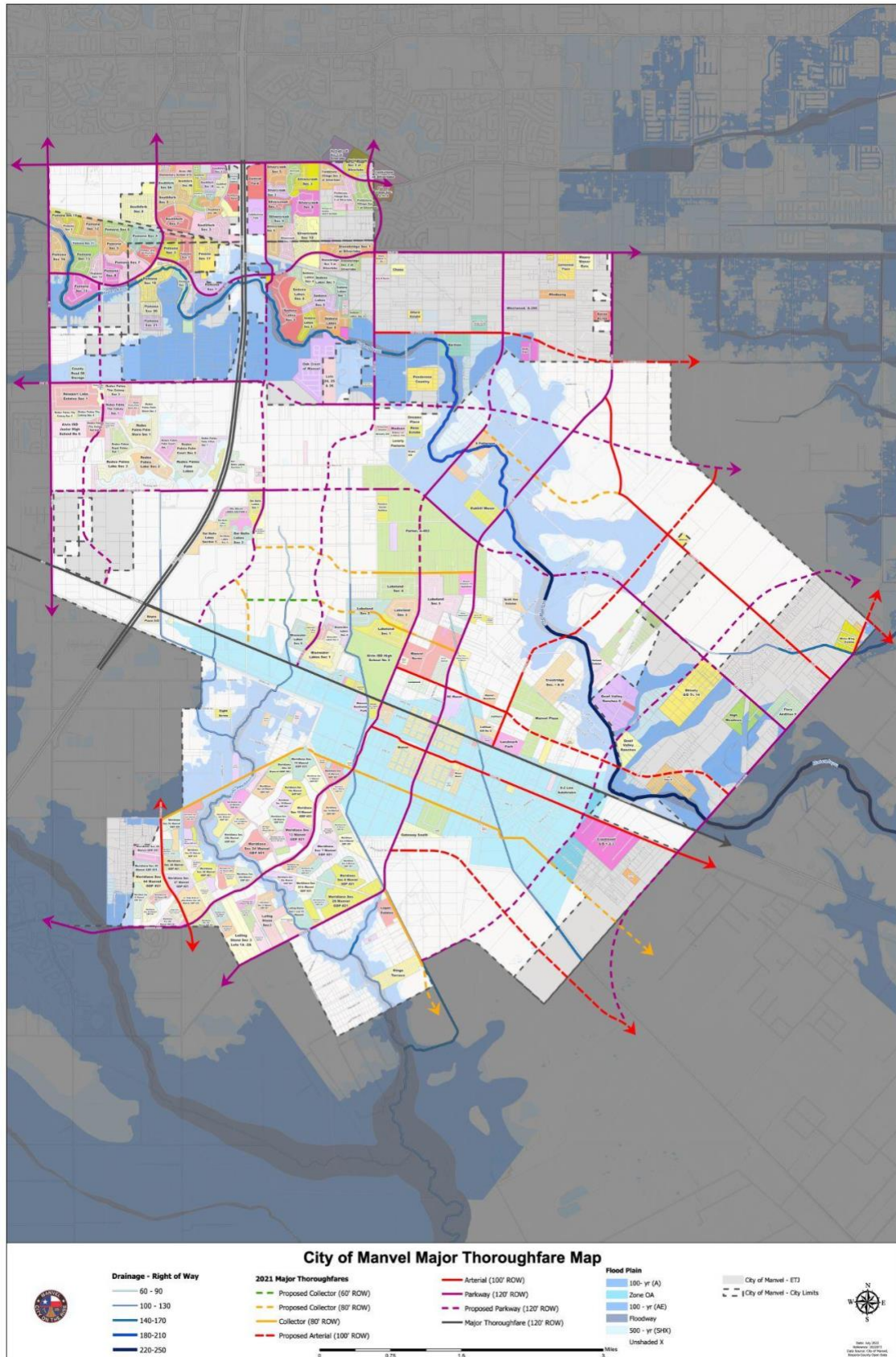
Automobile Sales (Permitted on commercial property located north of Del Bello Blvd ONLY)
 441 2017 NAICS Code Motor Vehicle and Parts Dealers (No Specific Use Permit is required for this use)

After:

All uses permitted with the City of Manvel Light Commercial Zoning District are permitted within the PUD's Light Commercial District. In addition, the following uses shall be considered permitted uses with the PUD:

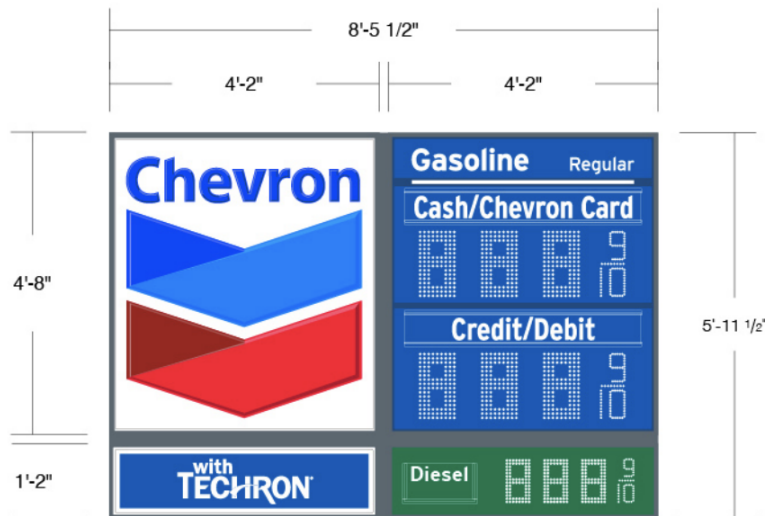
1. Automobile Sales (Permitted on commercial property located north of Del Bello Blvd ONLY) 441 2017 NAICS Code Motor Vehicle and Parts Dealers (No Specific Use Permit is required for this use)
2. **Gas station, Convenience Store** (Permitted on commercial property located north of Del Bello Blvd ONLY at the 1.714-acre tract with. Parcel ID 17343) NAICS 447100 - Gas Station; NAICS - 445120 - Convenience Store; (No Specific Use Permit is required for this use)
3. **Electric Charging Stations (Permitted on commercial property North and South of Del Bello Blvd)** NAICS 335999 - Electric Charging.

Exhibit A:



Signage Change Reasoning

Our sign is only 6ft however, we need a brick/stone base of 2ft for our sign to rest on so because if we kept it on the ground with no base, it'll be covered by trees and grass in which customers will not be able to see the price. We weren't sure if the city allows for a brick/stone base but we just wanted to clarify it in the PUD.



12" and 8" LED

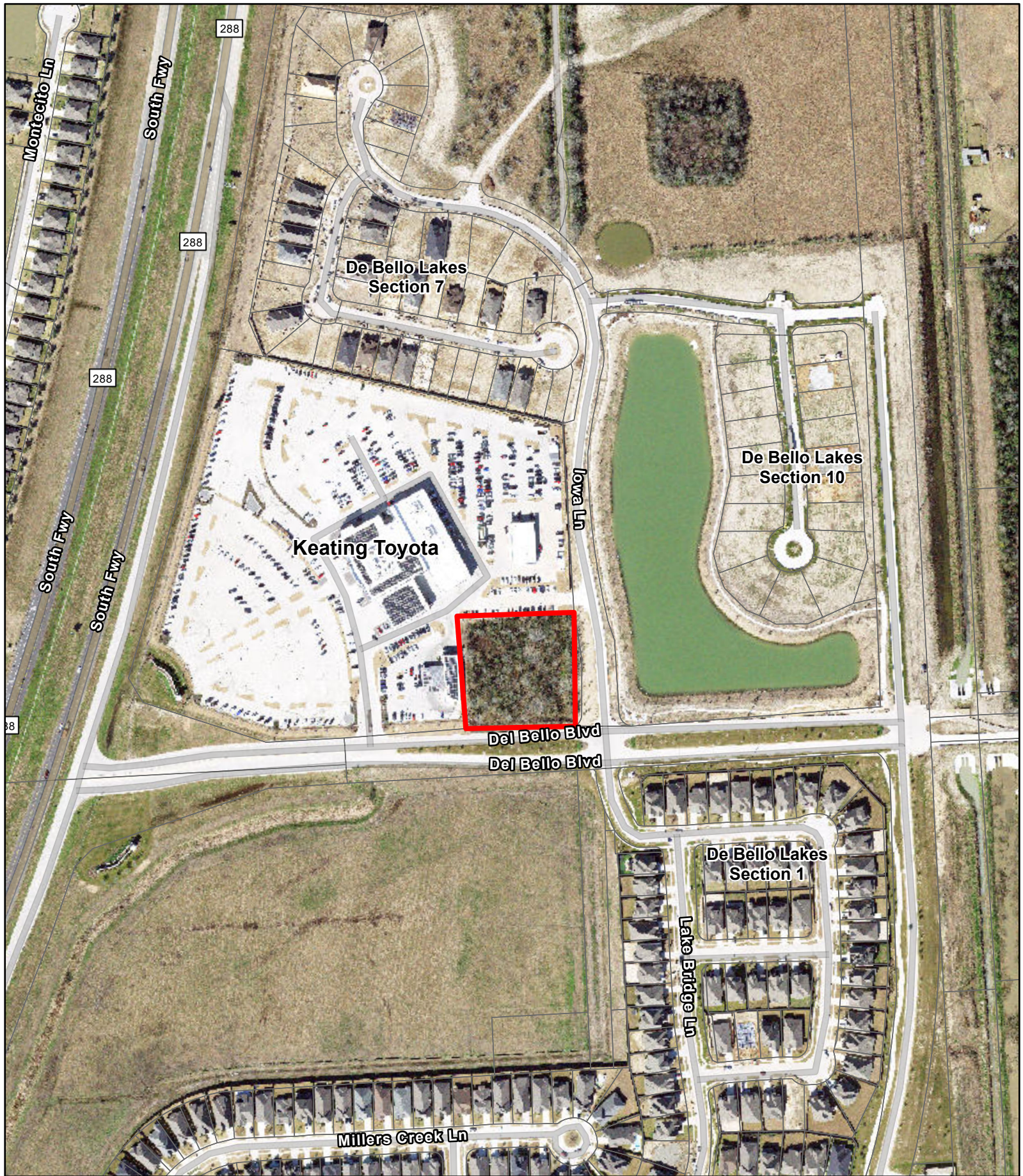
"Gasoline" copy is Interstate Bold.

"Regular" copy is Interstate Regular.



DESIGN PROTOTYPE





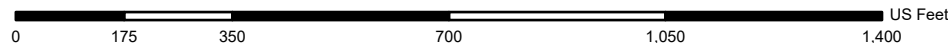
DEL BELLO BLVD PID:173430



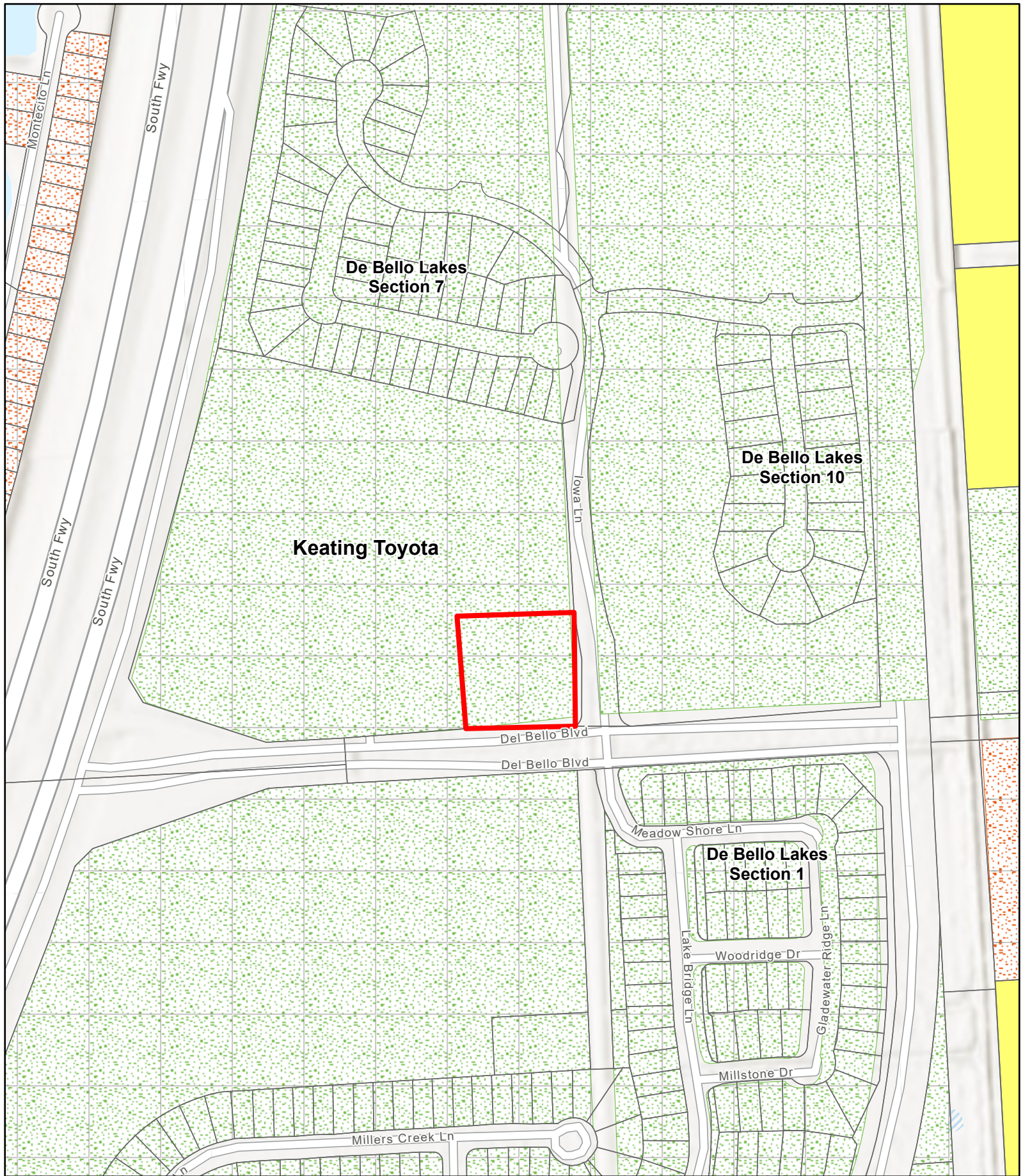
 PID173430  City of Manvel ETJ  City of Manvel City Limits



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.



Date: June 2023
Reference: 2023038
Data Source: City of Manvel,
Brazoria County Open Data

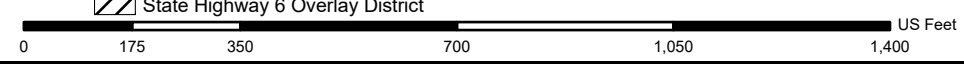


DEL BELLO BLVD PID:173430



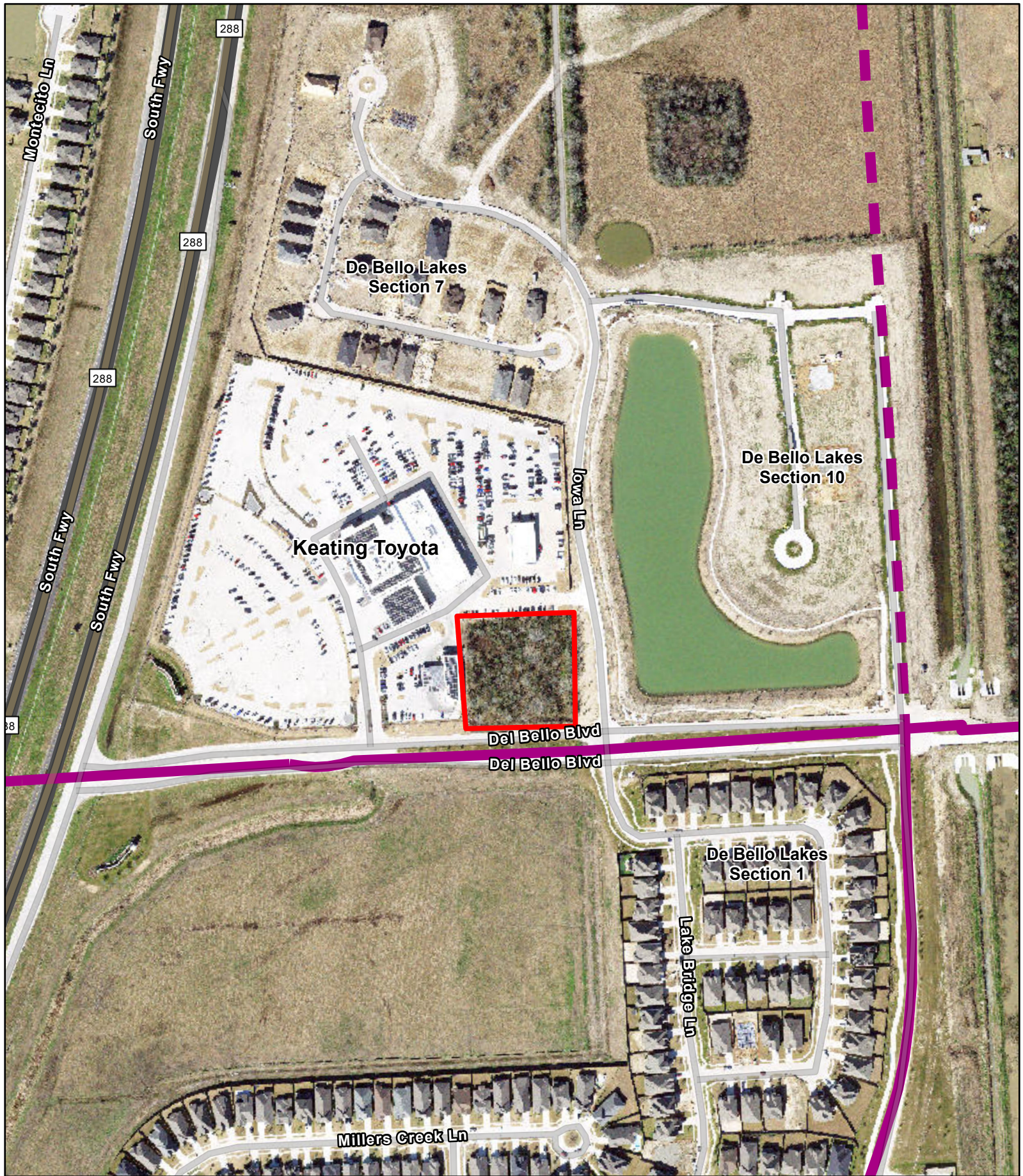
- PID173430
- City of Manvel ETJ
- City of Manvel City Limits
- State Highway 6 Overlay District

- Planned Unit Development
- Open Single-Family Residential District
- Open - Planned Unit Development



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

Date: June 2023
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Brazoria County Open Data



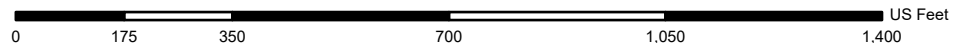
DEL BELLO BLVD PID:173430



- PID173430
- City of Manvel City Limits
- Proposed Parkway (120' ROW)
- City of Manvel ETJ
- Parkway (120' ROW)
- Major Thoroughfare (120' ROW)



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.



Date: June 2023
Reference: 2023038
Data Source: City of Manvel,
Brazoria County Open Data

ORDINANCE NO. 2023-O-21

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2020-O-14, BEING THE ORDINANCE PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPEMNT (PUD) TO (1) AUTHORIZE NAICS USE CODE 447110 “GASOLINE STATIONS WITH CONVENIENCE STORES” AND (2) AMEND SIGNAGE RELATED PROVISIONS; FOR A PROPERTY LOCATED AT THE NORTHWEST CORNER OF DEL BELLO BOULEVARD AND CEDAR CREEK LANE INTERSECTION; 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, 288 Associates, L.P. is the owner (the “Owner”) of land in the general area of the northwest corner of the intersection of Hwy 288 and west of SH 6 comprising approximately 267.726 acres and mostly within the boundaries of Brazoria County Municipal Utility District No. 43; and

WHEREAS, the development is named the Del Bello Lakes development; and

WHEREAS, in 2017, by Ordinance No. 2017-O-45, the 267.726 acres was re-zoned from Open Planned Unit Development (O-PUD) District to the Planned Unit Development (PUD) District and a PUD Document was approved regarding development regulations; and

WHEREAS, in 2020, by Ordinance No. 2020-O-02, the PUD document provisions were amended related to temporary signage; and

WHEREAS, in 2020, by Ordinance No. 2020-O-14, the PUD document provisions were amended related to wall and pylon signage; and

WHEREAS, the Owner has made an application for amendment of the Planned Unit Development (PUD) District to amend the PUD document provisions relating to (1) authorizing NAICS use code 447110 “Gasoline stations with Convenience Stores” and (2) amending signage

related provisions; for a property located at the northwest corner of Del Bello Boulevard and Cedar Creek Lane intersection.

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 made a recommendation on the application; and

WHEREAS, the City Council deems it appropriate to grant such request, subject to the foregoing; 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 Planned Unit Development (PUD) District for Del Bello Lakes (formerly Southpoint Crossing), which was approved by Ordinance No. 2017-O-45 and amended by Ordinance No. 2020-O-02 (Southpoint Crossing renamed as Del Bello Lakes) to include provisions related to temporary signage; and amended by Ordinance No. 2020-O-02 amending the PUD Document provisions related to single tenant monument/pylon signs and wall mounted signage; is further amended by amending the Del Bello PUD Document provisions related to authorizing NAICS use code 447110 “Gasoline stations with Convenience Stores” and amending signage related provisions. The revised **Del Bello Lakes PUD Document** is hereby attached as Exhibit A.

Section 3. Development of the Property shall strictly comply with the **Del Bello Lakes PUD Document**.

Section 4. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said land, 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 5. The City Council hereby finds and determines that said rezoning comports to the City's comprehensive land use plan, and to the extent of any conflict, amends said 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 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. 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.

PASSED AND APPROVED ON FIRST READING on this _____ day of _____, 2023.

PASSED, APPROVED, AND ADOPTED ON SECOND READING on this _____ day of _____, 2023.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Bobby Gervais, City Attorney

EXHIBIT A

AREA MAP



EXHIBIT A

an area map for

**SOUTHPOINTE
CROSSING
± 267.7 ACRES OF LAND**



— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494

Tel: 281-579-0340



JUNE 21, 2017
KGA #93016

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EXHIBIT B

SURVEY

I, the undersigned, do hereby certify that this map accurately depicts the boundaries of Brazoria County Municipal Utility District No. 43 of Brazoria County, Texas.

THE STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned on this day personally appeared _____ known to me to be the persons whose names are subscribed above, and acknowledged that they executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of _____, 2014.

Notary Public in and for
the State of Texas
NOTARY SEAL

NOTES:

1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or recognition of the boundary of the official subdivision for which it was prepared.

2. All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment).

3. Subject tract lies within the corporate limits of the City of Houston, Texas.

CALL AREA	FOUND AREA	DOCUMENT NUMBER
13,214 ACRES	13,217 ACRES	F.N. 2000011881
24,628 ACRES	24,632 ACRES	F.N. 2006007053
41,080 ACRES	41,100 ACRES	F.N. 2005007053
24,787 ACRES	24,853 ACRES	F.N. 2006011181
25,917 ACRES	25,981 ACRES	F.N. 2006022856
28,003 ACRES	28,199 ACRES	F.N. 2007048493
4,0019 ACRES	4,021 ACRES	F.N. 2006011881
1,0019 ACRES	1,029 ACRES	F.N. 2006036581
1,0007 ACRES	1,051 ACRES	F.N. 2006011881
4,0007 ACRES	4,021 ACRES	F.N. 2007000029
16,2544 ACRES	16,338 ACRES	F.N. 2006036581
		F.N. 2004236944
		F.N. 2006036581

LINE	BEARING	DISTANCE
1	N 89° 15' 00" E	1.0000
2	S 89° 15' 00" E	1.0000
3	S 89° 15' 00" E	1.0000
4	S 89° 15' 00" E	1.0000
5	S 89° 15' 00" E	1.0000
6	S 89° 15' 00" E	1.0000
7	S 89° 15' 00" E	1.0000
8	S 89° 15' 00" E	1.0000
9	S 89° 15' 00" E	1.0000
10	S 89° 15' 00" E	1.0000
11	S 89° 15' 00" E	1.0000
12	S 89° 15' 00" E	1.0000
13	S 89° 15' 00" E	1.0000
14	S 89° 15' 00" E	1.0000
15	S 89° 15' 00" E	1.0000
16	S 89° 15' 00" E	1.0000
17	S 89° 15' 00" E	1.0000
18	S 89° 15' 00" E	1.0000
19	S 89° 15' 00" E	1.0000
20	S 89° 15' 00" E	1.0000

CURVE	BEARING	CHORD	ANGLE	CHORD BEARING
1	N 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
2	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
3	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
4	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
5	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
6	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
7	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
8	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
9	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
10	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
11	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
12	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
13	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
14	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
15	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
16	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
17	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
18	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
19	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E
20	S 89° 15' 00" E	1.0000	90°	S 89° 15' 00" E

Scale: 1" = 200'



I, GARY D. KUTTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 OF BRAZORIA COUNTY, TEXAS.

WITNESSED BY ME AND MY SEAL THIS 1st DAY OF JANUARY, 2014.

GARY D. KUTTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2855

EXHIBIT C

REVISED BOUNDARY MAP OF
BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 43
267.726 ACRES
LOCATED IN THE
A.C.H. & B.R.R. COMPANY SURVEY, SEC. 90,
(A.K.A.) KATE R. EHRLMANN SURVEY, A-459 THE
H.T. & B.R.R. COMPANY SURVEY, SEC. 72,
(A.K.A.) KATE R. EHRLMANN SURVEY, A-460 AND
MARY V. O'DONNELL SURVEY, A-469
BRAZORIA COUNTY, TEXAS

LJA Engineering, Inc.
2929 Broadway Drive
Suite 600
Houston, Texas 77042

Phone 713 953 5700
Fax 713 953 5006
TX Land Surveying Firm No. 16112501

EXHIBIT C
METES AND BOUNDS

EXHIBIT D

January 31, 2014
Job No. 2197-1401-106

DESCRIPTION OF 267.726 ACRES

Being 267.726 acres of land located in the A. C. H. & B. R. R. Co. Survey, Section 90 also known as the Kate R. Ehrmann Survey, Abstract 459, the H. T. & B. R. R. Co. Survey, Section 72 also known as the Kate R. Ehrmann Survey, Abstract 460, and the Mary V. O'Donnell Survey, Abstract 469, of Brazoria County, Texas, more particularly being all of that certain called 39.97 acre tract conveyed to SLP 288 and Rodeo Palms, LP, by an instrument of record in Document Number 2004052956, Official Records of Brazoria County, Texas (B.C.O.R.), all of that certain called 99.9653 acre tract conveyed to SLP 288 and Rodeo Palms II, LP by an instrument of record in Document Number 2004064049, B.C.O.R., all of those certain called 24.6261 and 41.0900 acre tracts conveyed to SLP 288 and Rodeo Palms III, LP by an instrument of record in Document Number 2005007053, B.C.O.R., all of that certain called 13.2148 acre tract conveyed to SLP 288 and Rodeo Palms IV, LP by an instrument of record in Document Number 2005011681, B.C.O.R., all of that certain called 24.797 acre tract conveyed to SLP 288 and Rodeo Palms V, LP by an instrument of record in Document Number 2006011164, B.C.O.R., all of the residue of certain called 4.5079 acre tract conveyed to SLP 288 and Rodeo Palms VII, LP by an instrument of record in Document Number 2006036081, B.C.O.R., all of that certain called 1.0014 acre tract conveyed to SLP 288 and Rodeo Palms VIII, LP by an instrument of record in Document Number 2006056531, B.C.O.R., all of that certain called 1.0002 acre tract conveyed to SLP 288 and Rodeo Palms IX, LP by an instrument of record in Document Number 2006073819, B.C.O.R., all of that certain called 4.007 acre tract conveyed to SLP 288 and Rodeo Palms X, LP by an instrument of record in Document Number 2007020209, B.C.O.R., and all of that certain tract of land conveyed to SLP 288 and Rodeo Palms VI, LP listed as follows: called 14.2564 acres of record in Document Numbers 2006036043 and 2006036044, B.C.O.R., called 12.8576 acres, 0.1578 acres, and 1.2407 acres of record in Document Number 2006036045, B.C.O.R., called 13.0154 acres of record in Document Numbers 2006036046 and 2006036047, B.C.O.R., said 267.726 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment));

BEGINNING at a 4-inch square concrete monument found for the southeast corner of said 24.6261 acre tract, same being northeast corner of that certain called 53.948 acre tract (referred to as Tract Two) conveyed to Sonmar of Scottsdale, L.L.C. by an instrument of record in Document Number 2006021816, B.C.O.R.;

Thence, South $86^{\circ} 38' 47''$ West, along the common line of said 53.948 and 24.6261 acre tracts, 649.78 feet to a point for the common south corner of said 24.6261 acre tract and that certain called 1.367 acre tract conveyed to Joan Banneyer by an instrument of record in Document Number 2005003981, B.C.O.R.;

Thence, North $03^{\circ} 23' 23''$ West, along the common line of said 24.6261 and 1.367 acre tracts, 243.20 feet to a point for the northeast corner of said 1.367 acre tract, same being a re-entrant corner on the southerly line of said 24.6261 acre tract;

Thence, South $84^{\circ} 52' 48''$ West, continuing along said common line, 246.95 feet to a point for the common west corner of said 24.6261 and 1.367 acre tracts, said point being on the monumented east right-of-way line of County Road No. 82 (width varies, AKA Iowa Lane);

Thence, North $02^{\circ} 30' 35''$ West, along said east right-of-way line and the west line of said 24.6261 acre tract, 935.05 feet to a point for the common west corner of said 24.6261 acre tract and the aforementioned 1.0014 acre tract;

Thence, North $02^{\circ} 42' 57''$ West, continuing along said east right-of-way line and along the west line of said 1.0014 acre tract, 152.51 feet to a point for the southwest corner of the aforementioned 14.2564 acre tract, same being the northwest corner of said 1.0014 acre tract;

Thence, North $02^{\circ} 19' 50''$ West, continuing along said east right-of-way line and along the west line of said 14.2564 acre tract, 347.79 feet to a point for a re-entrant corner on the west line of said 14.2564 acre tract and the southwest corner of the aforementioned 1.0002 acre tract;

Thence, North 02° 29' 22" West, continuing along said east right-of-way line and along the west line of said 1.0002 acre tract, 103.99 feet to a point for the northwest corner of said 1.0002 acre tract and an interior corner on the west line of said 14.2564 acre tract;

Thence, North 02° 37' 51" West, continuing along said east right-of-way line and along the west line of said 14.2564 acre tract, 206.10 feet to a point for the northwest corner of said 14.2564 acre tract, same being the southwest corner of the aforementioned 13.2148 acre tract;

Thence, North 02° 26' 27" West, continuing along said east right-of-way line and along the west line of said 13.2148 acre tract, 667.51 feet to a point for the northwest corner of said 13.2148 acre tract on the aforementioned common survey line of the aforementioned Kate R. Ehrmann Surveys, Abstracts 459 and 460, and the south line of the aforementioned 99.9653 acre tract;

Thence, South 87° 02' 42" West, departing said east right-of-way line and along said common survey line, 65.46 feet to a point for the northeast corner of the aforementioned 39.97 acre tract, said point being on the monumented west right-of-way line of said County Road 82;

Thence, South 02° 31' 35" East, departing said common survey line and said south line and along the common line of said 39.97 acre tract and said west right-of-way line, 665.62 feet to a point for the most northerly southeast corner of said 39.97 acre tract and on the north line of the aforementioned 4.5079 acre tract;

Thence, South 02° 30' 04" East, continuing along said west right-of-way line, 660.21 feet to a point on the south line of said 4.5079 acre tract, same being the most southerly common east corner of said 4.5079 and 39.97 acre tracts;

Thence, South 02° 08' 00" East, continuing along said west right-of-way line and along the east line of said 39.97 acre tract, 56.86 feet to a point for the common east corner of said 39.97 acre tract and the aforementioned 41.0900 acre tract;

Thence, South 02° 31' 09" East, continuing along said west right-of-way line and along the most northerly east line of said 41.0900 acre tract, 466.28 feet to a point for the northerly common east corner of said 41.0900 acre tract and the aforementioned 4.007 acre tract;

Thence, South 02° 27' 49" East, continuing along said common line, 300.58 feet to a point for the southerly common east corner of said 41.0900 and 4.007 acre tracts on the aforementioned west right-of-way line of said County Road 82;

Thence, South 03° 03' 21" East, along the common line of said 41.0900 acre tract and said west right-of-way line, 499.41 feet to a point for the southeast corner of said 41.0900 acre tract;

Thence, South 86° 38' 04" West, departing said west right-of-way line, and along the common line of said 41.0900 acre tract and those certain called 23.595 and 120.00 acre tracts conveyed to Sonmar of Albuquerque, L.L.C., Sonmar of Las Cruces, L.L.C., Sonmar Inn of Las Cruces, L.L.C., and Midwest Heritage Inn of Gurnee Mills, Inc. by an instrument of record in Document Number 2006018645, B.C.O.R., 1,547.42 feet to a point for the common south corner of said 41.0900 acre tract and the aforementioned 24.797 acre tract;

Thence, South 86° 40' 24" West, along the common line of said 24.797 and 120.000 acre tracts, passing at 685.77 feet a point for the most northerly northwest corner of said 120.000 acre tract, continuing in all 744.32 feet to point for a re-entrant corner on the south line of said 24.797 acre tract;

Thence, South 03° 15' 15" East, along the most southerly east line of said 24.797 acre tract, 443.26 feet to a point for the monumented most southerly southeast corner of said 24.797 acre tract on a north line of said 120.000 acre tract;

Thence, South 86° 40' 38" West, along a common line of said 24.797 and 120.000 acre tracts, 645.27 feet to a point for the common west corner of said 24.797 and 120.000 acre tracts on the east right-of-way line of State Highway 288 (420 feet wide);

Thence, North 33° 07' 30" East, along the common line of said east right-of-way line and said 24.797 acre tract, 529.07 feet to a point for corner, the beginning of a curve;

Thence, continuing along said common line and along the arc of a tangent curve to the left having a radius of 11,669.16 feet, passing at 2,074.19 feet the common north corner of said 24.797 acre tract and the aforementioned 39.97 acre tract, and continuing along the common line of said east right-of-way line and said 39.97 acre tract, a total arc length of 2,789.08 feet through a central angle of $13^{\circ} 41' 40''$, and a chord that bears North $26^{\circ} 16' 40''$ East, 2,782.44 feet to the end of said curve;

Thence, North $44^{\circ} 59' 41''$ East, continuing along said common line, 100.51 feet to an angle point on said common line;

Thence, North $71^{\circ} 17' 23''$ East, continuing along said common line, 469.14 feet to an angle point on said common line;

Thence, North $86^{\circ} 26' 20''$ East, continuing along said common line, 200.16 feet to an angle point on said common line;

Thence, North $03^{\circ} 32' 09''$ West, continuing along said common line, 59.71 feet to a point for the common west corner of said 39.97 acre tract and the aforementioned 99.9653 acre tract;

Thence, North $03^{\circ} 14' 01''$ West, along the common line of said east right-of-way line and the westerly line of said 99.9653 acre tract, 59.97 feet to an angle point on said common line;

Thence, South $86^{\circ} 53' 59''$ West, continuing along said common line, 199.68 feet to an angle point on said common line;

Thence, North $72^{\circ} 14' 29''$ West, continuing along said common line, 320.19 feet to an angle point on said common line;

Thence, North $27^{\circ} 25' 12''$ West, continuing along said common line, 79.64 feet to an angle point on said common line, the beginning of a curve;

Thence, continuing along said common line and 2,466.17 feet along the arc of a non-tangent curve to the left having a radius of 11,669.16 feet, a central angle of 12° 06' 32", and a chord that bears North 10° 44' 09" East, 2,461.58 feet to a point for the northwest corner of said 99.9653 acre tract, same being on the south line of Lot 19, Section 90 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, B.C.P.R.;

Thence, North 86° 46' 02" East, departing said common line and along the common line of said Lot 19 and 99.9653 acre tract, 233.63 feet to a point for the southeast corner of said Lot 19 and the most northerly northeast corner of said 99.9653 acre tract, said point being on the west line of that certain 14.1479 acre tract (referred to as Tract E) conveyed to VDB Partners, Ltd. by an instrument of record under File Number 99-050835, B.C.O.R.;

Thence, South 03° 08' 38" East, along the common line of said 99.9653 acre tract and said VDB Partner's tract, 333.68 feet to a point for a re-entrant corner in the north line of said 99.9653 acre tract and a southerly southwest corner of said VDB Partner's tract;

Thence, North 86° 42' 53" East, continuing along said common line and the south line of that certain called 46.8412 acre tract (referred to as Tract D) conveyed to VDB Partners, Ltd. by an instrument of record under File Number 99-050835, B.C.O.R., 1,319.41 feet to a point for the common east corner of said 99.9653 acre tract and said VDB Partner's 46.8412 acre tract;

Thence, South 03° 13' 40" East, along the monumented east line of said 99.9653 acre tract, 2,311.91 feet to a point for the southeast corner of said 99.9653 acre tract, said point being on the common survey line of the aforementioned Mary V. O'Donnell Survey, Abstract 469 and the aforementioned H. T. & B. R. R. Co. Survey, Section 73, Abstract 301;

Thence, South 87° 02' 42" West, along the south line of said 99.9653 acre tract and the common survey line of said Mary V. O'Donnell Survey and said H. T. & B. R. R. Co. Survey, Section 73, passing at 29.37 feet a point for the common east corner of the aforementioned Kate R. Ehrmann Surveys, Abstracts 459 and 460, the southwest corner of said Mary V. O'Donnell Survey, Abstract 469, and the northwest corner of said H. T. & B. R. R. Co. Survey, Section 73, Abstract 301, and continuing in all a distance of 133.90 feet to a point for the northeast corner of said 13.2148 acre tract, same being the northwest corner of a tract of land (referred to as "Tract C") conveyed to Brazos River Authority of record in Volume 1070, Page 315, Deed Records of Brazoria County, Texas (B.C.D.R.);

Thence, South 03° 19' 52" East, along the common line of said 13.2148 acre tract and said Brazos River Authority tract, 661.76 feet to a point for the southeast corner of said 13.2148 acre tract, said point being on the north line of the aforementioned 14.2564 acre tract;

Thence, North 86° 44' 26" East, along the north line of said 14.2564 acre tract, 106.24 feet a point for corner on the common survey line of said Kate R. Ehrmann Survey, Abstract 460 and said H. T. & B. R. R. Co. Survey, Section 73, Abstract 301;

Thence, South 03° 28' 46" East, along said common survey line, 660.01 feet to a point for the northeast corner of the aforementioned 24.6261 acre tract, said point being on the south line of said 14.2564 acre tract;

Thence, South 86° 30' 31" West, along the south line of said 14.2564 acre tract, 108.01 feet to a point for the northeast corner of said 24.6261 acre tract, same being the northwest corner of a tract of land (referred to as "Tract D") conveyed to Brazos River Authority of record in Volume 1070, Page 315, B.C.D.R.;

Thence, South 03° 20' 34" East, departing said south line and along the east line of said 24.6261 acre tract, 1,320.07 feet the POINT OF BEGINNING and containing 267.726 acres of land.

267.726 Acres

January 31, 2014
Job No. 2197-1401-106

Note: This document was prepared under 22 TAC § 663.21, does not reflect the results of an on-the-ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LJA Engineering, Inc



EXHIBITD

SOUTHPOINTE CROSSING
PUD DOCUMENT

SOUTHPOINTE CROSSING

**Planned Unit Development
267.7 ACRES**

**Prepared for:
MAK Development**

PREPARED BY:

**BGEI Kerry R. Gilbert and Associates
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494**



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I. INTRODUCTION

This application was prepared on behalf of MAK Development pursuant to the City of Manvel's ordinances related to Planned Unit Development District (PUD). The purpose of the PUD District is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities and encourage a pedestrian friendly environment; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities. The PUD also provided long-term certainty in the regulator requirements, development standards and the construction of public and private improvements. This PUD is critical to securing financing and investment for the development. The developers are proceeding with reliance on the binding nature of this document and the city to allow development in accordance with this document.

The Southpointe Crossing PUD District ("Southpointe Crossing") is a mixed-use project located within the City of Manvel, Brazoria County, Texas. Southpointe Crossing consists of approximately 267.7 acres of land and is physically located immediately east of SH 288, north of Highway 6, south of County Road 58, and generally west of FM 1128. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of Southpointe Crossing. The overall project site is comprised of several large tracts.

A strong community character will be achieved within the proposed development by creatively mixing land uses, administering high quality architectural and design standards and providing a variety of amenities. Southpointe Crossing will be divided into two areas: 1) commercial and 2) single-family residential. The commercial area will be immediately adjacent to SH 288 and the residential area will compose the remainder of the tract. As a part of the residential component, Southpointe Crossing will contain a wide variety of housing products and price ranges.

II. EXISTING CONDITIONS

SITE DESCRIPTION

Consistent with property in the region, the site upon which Southpointe Crossing will be located (the "Site") is generally flat with ground elevations ranging from 55 feet to 60 feet. Brazoria County is considered to be the coastal prairie with its proximity to the Gulf Coast. The Site has some vegetation but is mostly prairie land and fields. North of the site is CR 58 and the American Canal, at which the American Canal then turns ninety degrees and continues south through the site to Highway 6. Although there are a number of bayous in the region, the Site is not encumbered with a bayou and the Site is not impacted by the floodway or floodplain.

There are a number of existing roads that impact the Site, including,

- SH 288 abuts the western boundary of the Site and is a state roadway. It should be noted that the segment of SH 288 from CR 58 south to SH 6 does not currently include frontage roads.
- CR 82, also known as Iowa Lane, runs north-south through the Site. Iowa Lane provides a strong connection from its current location at CR 58 south to Highway 6. Currently, Iowa Lane is a two lane unimproved roadway.
- Rodeo Palms Parkway is midway between CR 58 and SH 6, and intersects with SH 288. Rodeo Palms Parkway is the boulevard entry into the Rodeo Palms subdivision located on the west side of SH 288. To the east of SH 288, the roadway will become Del Bello Boulevard. Currently, to the east of SH 288, the portion of the road located within the TXDOT right-of-way is paved. A grade separated intersection is planned for the SH 288 and Rodeo Plans/Del Bello Blvd intersection.
- CR 58 (Croix Rd.) located north of the property, currently is a two lane county road that intersects with SH 288.

Also affecting the Site is a fault zone which traverses east/west in two different locations. The location impacts the southern portion of the SLP Tract. A sixty (60) foot easement has been designated for the fault line. A geologist study of the fault was conducted in recent years and, as with other fault zones in the Houston area, earthquakes are not associated with this fault zone.

The development of the Site will be affected by various required proposed physical features including arterial roadways and drainage facilities.

Exhibit B shows an aerial photo of the Site. Exhibits C and D provide a legal description and boundary survey for the property.

SURROUNDING LAND USE

Generally, the surrounding land use is undeveloped acreage with some large lot residential. A residential development, Rodeo Palms, is located across SH 288 to the west and is primarily single-family residential. New Hope Church is also located west of the property, across SH 288. Manvel High School is located nearby on Highway 6.

The surrounding area can be seen on the Area Map and the Project Aerial map (Exhibit A and B). The Sedona Lakes neighborhood is located further north of the site. Pomona is located northwest of the project, on the northern side of CR 58 (Croix Rd).

III. GOALS AND OBJECTIVES

The Southpointe Crossing PUD District creates a quality development with the following goals: community cohesiveness, multiple housing options, quality and character of community, and orderly growth. Further, the goals reflect the flexibility to achieve a high quality mixed-use development in a coordinated suburban setting.

The goals and objectives for Southpointe Crossing are outlined below.

<u>Goal</u>	<u>Objective</u>
Community Cohesiveness	Provide compatible and functional land uses for employment, shopping, living and recreation activities.
Multiple Housing Options	Provide a variety of housing options and price ranges in a single cohesive neighborhood.
Quality and Character of Community	Provide high quality planning and architecture along with implementation of creative designs, building standards, and uniformity in building construction.
Orderly Growth	Provide community integrity through an experienced development team and careful application of flexible regulations and architectural controls.

The goals and objectives for Southpointe Crossing will be achieved through the implementation of a strong neighborhood character and coordination of compatible land uses. In addition, Southpointe Crossing's desirability shall be enhanced by various commercial and retail components including shopping, restaurants, and convenience retail, as well as other community and neighborhood amenities including recreational uses, parks, open space, greenbelts, and trails. The combination of commercial and residential uses in a coordinated and controlled environment will provide the residents with the quality and convenience essential to the community.

The community's strong character will be ensured through guidelines and controls for architectural standards and design aesthetics, open space and landscaping, perimeter treatments and neighborhood amenities, such as sidewalks and neighborhood recreation spaces. There will be guidelines and controls for the single-family residential and for the Commercial development.

Long-term sustainability will be provided for the community through the adoption of a land use plan and regulations that allow for quality responses to market conditions.

Orderly growth will be achieved through a master plan implemented by an experienced land development team. This will ensure a completed project that is consistent in character and content, providing residents, businesses and visitors with a clear sense of community.

In summary, the planning strategies that will be implemented for Southpointe Crossing will ensure its economic feasibility, desirability and quality, by providing flexible land use controls, high quality planning, thoughtful architectural and aesthetic guidelines and meaningful neighborhood recreation spaces.

IV. PROJECT / PLAN DESCRIPTION

LAND USE

Southpointe Crossing will be composed of multiple land uses that may include single-family residential, commercial, retail, recreational, etc. The final composition of the allowed land uses shall be dictated by market conditions.

The Conceptual Development Plan (Exhibit E) for Southpointe Crossing illustrates the mix of uses proposed and the potential for a variety of housing products and commercial areas. The Commercial District includes a number of commercial reserves for larger retail and anchor stores and also smaller pad sites for retail and restaurants. SH 288 and Del Bello Blvd provide the primary access to this area.

The residential component is located west of Manvel Parkway and the American Canal. It will be a collection of individual neighborhood cells that take their access from Del Bello Blvd., Manvel Parkway and/or an internal local street system that provides connections within the neighborhood and to the surrounding areas. The lake/detention components are located throughout the residential areas. The residential cells will be developed with varying lot sizes and product types as market conditions dictate.

The table below lists the various land uses illustrated on the conceptual development plan (Exhibit E), along with their respective acreages and percentage of the gross land area.

Acreage Per Land Use Summary		
Land Use Category	Acreage*	% Of Gross Acreage
Infrastructure/Constraints	+31.8	12.0%
Major Thoroughfares (Manvel Parkway and Del Bello Blvd)	+17.9	
Local Streets	+6.7	
Water Plant Site	+2.2	
Wastewater Treatment Plant Sites	+3.0	
Elevated Storage Tank Site***	+2.0	
Recreation / Open Space	+67.0	25%
Recreation Center/Parks	+4.1	
Landscape/ Open Space/ Easements	+9.2	
American Canal	+7.7	
Detention Lakes/Drainage Easements	+41.2	
Drill Site/Park	+4.8	
Non-Residential	+50.0	19%
Commercial	+50.0	
Residential	+118.9	44%
SF Residential (50' x 120')	97 lots	22%
SF Residential (55' x 120')	101 lots	23%
SF Residential (60' x 125')	150 lots	35%
SF Residential (70' x 125')	89 lots	20%
Total	**437 lots	
TOTALS	267.7	

*All acreages are preliminary and are subject to change as development occurs

**Final lot count subject to change in accordance with PUD regulations as development occurs

*** Elevated Storage Tank site: If not used by the City, that site may be developed for any use approved in the PUD or any governmental use.

LAND USE/ REGULATORY COMPLIANCE

In order to implement the conceptual master plan as currently proposed, each of the proposed land uses has been assigned zoning categories consistent with the current City of Manvel zoning regulations. The assigned zoning designations and the total acreage for each are as follows (see Exhibit F):

Zoning Designation	Acreage	% Of Gross Acreage
Light Commercial (LC) Commercial, Retail, Office, Hotel, Mixed-Use, etc.	50.0 acres	18.4%
Single-family Residential Single Family Residential, Recreation/ Open Space, Drainage/Detention, Utilities (WTP, WWTP, Drill Site)	217.7 acres	81.6%
TOTAL	±267.7 acres	100.0%

*All acreages are preliminary and are subject to change as development occurs

Land use shall be regulated on a total acreage basis. Each land use/zoning category may be increased in acreage by up to 10% with a corresponding decrease in the other use. The percentage land use area change is required to ensure the success of Southpointe Crossing by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow Southpointe Crossing to remain competitive in the real estate market over the life of the project and the ability to make adjustments as necessary to accommodate specific end users in a timely manner. However, the following restrictions still apply to specific lot sizes within the development:

- a. Lots having a minimum width of fifty (50) feet shall not exceed the lesser of twenty two percent (22%) of the total lots in the community or 115 total lots.
- b. Lots having a minimum width of less than sixty (60) feet shall not exceed the lesser of forty five percent (45%) of the total lots in the community or 225 total lots.
- c. Lots having a minimum width of sixty (60) feet or greater shall comprise at least fifty five percent (55%) of the total lots in the community.
- d. The total number of lots for the development shall not exceed 500 lots.

Lot Distribution Table

Typical Lot Size	Percentage of Lots
50'X120'	22%
55'X120'	23%
60' wide or larger	55%

Land uses and location of the various lots sizes may be interchanged within the boundaries of the PUD, provided they are in compliance with the acreage and percentage restrictions referred to above and otherwise conform to the City of Manvel's regulations for such uses (unless specifically excepted in this document). In the event a proposed land use exceeds the established acreage by more than 10%, a variance must be requested and approved by the City of Manvel City Council.

The land use/zoning designations for each parcel within Southpointe Crossing are illustrated on the Land Use/ Zoning Categories, Exhibit F.

PERMITTED USES

Residential

In addition to all uses permitted with the City of Manvel Single Family Residential Zoning District the following uses are permitted within the PUD's Single Family Residential District.

Water Plant
Waste Water Treatment Plant
Recreation Center
Sports Fields
Drill Site

Commercial

All uses permitted with the City of Manvel Light Commercial Zoning District are permitted within the PUD's Light Commercial District. In addition, the following uses shall be considered permitted uses with the PUD.

1. Automobile Sales (Permitted on commercial property located north of Del Bello Blvd ONLY) 441 2017 NAICS Code Motor Vehicle and Parts Dealers (No Specific Use Permit is required for this use)
2. Gas station, Convenience Store (Permitted on commercial property located north of Del Bello Blvd ONLY at the 1.714-acre tract with. Parcel ID 17343) NAICS 447100 – Gas Station; NAICS - 445120 - Convenience Store; (No Specific Use Permit is required for this use)
3. Electric Charging Stations (Permitted on commercial property North and South of Del Bello Blvd).

THOROUGHFARE PLAN

Southpointe Crossing will have ample mobility through the variety of thoroughfares, both existing and future, in and around the tract. The community will have direct access off of SH 288 on the west side of the property. In addition, Del Bello Blvd will be developed as a 120' wide Parkway that extends east west and connects to SH 288. Manvel Parkway (120' ROW) will be constructed north south through the property. Manvel Parkway will connect the tract to SH 6 and CR 58 (Croix Rd) which further increased the mobility.

Commercial Tract

The access to the commercial areas will come primarily from Del Bello Boulevard and SH 288. Additional traffic flow and circulation will be accommodated by Manvel Parkway connecting to Southpointe Crossing from CR 58 (Croix Rd) and SH 6.

Residential

The single-family residential component of the development will take primary access off Manvel Parkway. Additional access may be taken from Del Bello Blvd. where appropriate. Internal local streets will complete the circulation of the residential neighborhood.

The thoroughfare street plan for Southpointe Crossing and the surrounding vicinity is illustrated on Exhibit G - Conceptual Arterial Plan.

DEVELOPMENT GUIDELINES

Unless otherwise outlined in this document, all City of Manvel Subdivision and Zoning regulations in place at the time this document is adopted shall apply to this PUD. Any change to the below guidelines and/or other applicable regulations shall require a variance granted by the City of Manvel City Council.

Residential

The following regulations apply to all single family development.

- 1) Lot Size - See lot distribution table on Page 7
 - a. Minimum lot size - 6,000 sq. ft.
 - b. Minimum lot width - Fifty (50) feet measured at the building line. Lot width is subject to lot width caps specified under Land Use/ Regulatory Compliance (see page 7).
 - c. Minimum lot depth - No minimum lot depth
- 2) Building Setbacks
 - a. Minimum front yard setback - Twenty five (25) feet on typical lots
- Twenty (20) feet on cul de sac lots
 - b. Minimum side yard setback- Five (5) feet
 - c. Minimum corner yard setback- Ten (10) feet
 - d. Minimum rear yard setback- Fifteen (15) feet, five (5) feet for accessory structures
- 3) Building Height
 - a. Maximum building height - Forty (40) feet

Commercial

- 1) Lot Size
 - i. Minimum lot width - Sixty (60) feet measured at the building line.
 - ii. Minimum lot depth - 100feet
- 2) Building Setbacks
 - i. Minimum front yard setback - Twenty five (25) feet
 - ii. Minimum side yard setback - Zero (0) feet
 - iii. Minimum corner yard setback-Ten (10) feet
 - iv. Minimum rear yard setback - Ten (10) feet

3) Building Height

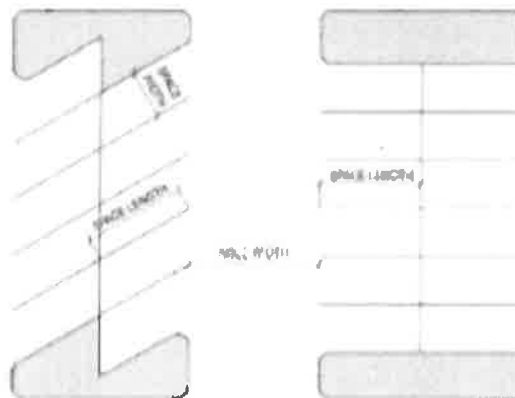
- i. Building heights must be in compliance with the below standards:
 - i. Pad Site - No building may exceed thirty five (35) feet in height.
 - ii. Commercial Anchor Tenant- No building may exceed sixty (60) feet in height

4) Building Materials

- i. All commercial buildings must be composed of a minimum of seventy five (75) percent masonry exclusive of windows, doors or other transparent materials. The calculation shall be based on the total square footage of all facades.
- ii. The following materials shall meet the masonry requirement:
 - i. Stone
 - ii. Brick
 - iii. Concrete (including tilt wall)
 - iv. Hollow clay tile
 - v. Concrete Masonry Unit (CMU)
 - vi. Glass block
 - vii. True Stucco
 - viii. Insulated concrete forms (ICF)
- iii.i Non masonry materials may not exceed twenty five (25) percent of the building's elevation.
- v. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
 - i. Cementitious Fiber
 - ii. EIFS
 - iii. Architectural metal panels
- v. Nationally or regionally recognized chains will be permitted to use trademarked "trade dress" specific materials not listed above (metal roofing and/or siding, wood siding, etc.)
 - i. Regionally recognized chains shall mean any chain with a minimum of five (5) locations within the greater Houston area.
 - ii. Nationally recognized chains shall mean any chain with a minimum of ten (10) locations within two (2) or more states.
- vi. All color selections shall be harmonious with adjacent development within the site and consistent with first rate commercial development in the area.

5) Parking

- i. The project should have a minimum of 5.0 spaces per 1,000 square feet of gross leasable floor area.
- ii. Shared parking is permitted subject to a public document agreement between the participating owners. Shared parking shall meet the minimum parking ratio requirements.
- iii. All parking shall be measured based on the below illustration:



- iv. All parking stalls shall be a minimum of ten (10) feet in width by nineteen (19) feet in length and must meet the minimum requirements in the table below:

	Angle	Aisle Width (ft)
One Way	0 Degrees	14
	60 Degrees	24
	90 Degrees	24
Two Way	0 Degrees	20
	60 Degrees	24
	90 Degrees	24

- v. All parking lots shall comply with the Fort Bend County Outdoor Lighting Regulations.

6) Open Storage

- a. Open storage is permitted within the parking lot for temporary seasonal sales or temporary promotional events.
- b. No permits are required for temporary storage

7) Landscape Requirements

- i. A minimum of ten (10) percent of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area (excluding pavers).
- ii. Landscaping and/or decorative fence shall screen outside storage areas, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right-of-way
- iii. Street Trees
 - i. A minimum of 1 and ½ caliper inches is required for every thirty (30) feet of street frontage.
 - ii. No street tree shall be less than three (3) inch caliper
 - iii. The maximum allowed spacing between trees is forty five (45) feet.
 - iv. Trees may grouped or placed at regular intervals so long as the spacing requirements listed above are met.
- iv. Parking lot landscaping
 - i. In addition to the Street Trees noted above, a tree of minimum two inch (2") caliper shall be provided within or adjacent to the parking area at tree islands that:
 - a. Are at least nine feet (9') wide.
 - b. Each have a square footage of minimum 180 SF
 - c. Are located so that no parking **space is** further away than one hundred feet (100') from a tree island
 - ii. Shrub planting shall be placed along the perimeter of a parking lot in order to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches.
 - iii. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height.

UTILITIES

Utilities will be provided by B.C.M.U.D. No. 43 and the City pursuant to a Utility Agreement.

SIGNAGE

Signage within the PUD shall conform to overall sign guidelines established below.

- 1) Temporary signs used during construction of the development recognizing builders, architects, engineers, leasing representative, lenders, etc., must all be tastefully displayed on one (1) 4' x 8' vertical sign. All temporary signs must be removed when the principle building on the applicable Building Site is occupied. Additional, temporary Builder Signs directing potential home buyers to various neighborhoods/model homes may be installed. These temporary signs will remain as long as homebuilders are constructing in the neighborhood. See Exhibit K for approved signage size and style.
- 2) Neighborhood Monumentation
 - a. Primary Neighborhood Monumentation
 - i. Shall be located at intersection of S.H. 288 and Del Bello Blvd
 - ii. May incorporate structural, landscape and water elements
 - iii. Maximum height shall be twenty five (25) feet.
 - iv. Maximum width for the monument structure is 170'
 - v. Letter height shall be proportional to the signage structure
 - b. Secondary Monumentation is permitted at all the following locations
 - i. Entrances to individual sections
 - ii. Intersection of HWY 288 and Del Bello Blvd
 - iii. Intersection of Manvel Pkwy and Del Bello Blvd.
 - iv. Signage shall be consistent with the style of the Primary Neighborhood Monumentation
 - v. Signage height shall not exceed eight (8) feet when measured from grade
 - vi. Signage width shall not exceed fifteen (15) feet
- 3) Commercial Signage
 - a. Multi-Tenant Pylon Signs — A multi-tenant sign is defined as a freestanding sign with signage panels for multiple tenants within a single development. (For example, a multi-tenant sign serving a shopping center may be located on land not owned by the primary tenant but would still be permitted, provided that it's a part of the same development.)

Maximum Height

- 1) Signs shall not exceed fifty (50) feet in height along SH 288 frontage.
- 2) Signs shall not exceed forty (40) in height along all other street frontage.
- 3) The bottom of such sign message area shall not be less than ten (10) feet above the surrounding finished grade level.
- ii. Maximum Width — twenty five (25) feet.
- iii. Off-Premise signage located within the development is permitted for other tenants located within the shopping center. No billboard signs are permitted.
- iv. One (1) multi-tenant sign is permitted for each entrance into the development from SH 288 and/or Del Bello Blvd. that is approved by the Texas Department of Transportation (TxDot)

- b. Single Tenant Monument/Pylon Signs - A single-tenant sign is defined as a freestanding sign advertising a single use.

i. Maximum Height

- 1) Signs may not exceed ~~eighty~~ (86) feet in height.
- ii. Signs shall not exceed fifty (50) square footage in area
- iii. One single tenant monument sign is permitted for each parcel. If a parcel has frontage on two thoroughfares, one monument sign is permitted on each street frontage.
- iv. At no point shall any single tenant monument/pylon sign be within 100 feet of any other sign.
- v. Notwithstanding anything to the contrary set forth herein, on the 18 Ac. Commercial Tract located at the northeast corner of Hwy 288 and Del Bello Blvd, the following signage rules apply:

1. A single tenant monument/pylon sign no greater than forty (40) feet in height is permitted along Hwy 288. See Exhibit K4 and K6 for approved sign design and location.

vi. LED Price Digits will be allowed for gas station use on the monument sign.

1. No internal or external illumination of the LED price digits will be allowed between the hours of 12 am and 5 am

vii. Canopy Signage on the fuel station canopy:

1. LED backlit is permitted around the canopy.
2. Canopy LED downlights shall not result in light overspill

vi.

c. Wall Mounted Signage

i. Buildings thirty (30) feet or less in height.

- 1) Maximum Letter Height — thirty six (36) inches for one line of text, eighteen (18) inches for two lines of text
- 2) Maximum overall Height — thirty six (36) inches for one line of text, forty two (42) inches for two lines of text.
- 3) The signage face shall not exceed 80% of storefront width of the tenant space.

ii. Buildings over thirty (30) feet in height.

- i. For every additional six (6) feet in height over thirty (30) feet, an additional twelve (12) inches of letter height is permitted, up to a maximum overall height of seventy two (72) inches.
- ii. The signage face shall not exceed 80% of storefront width of the tenant

iii. Notwithstanding anything to the contrary set forth herein, on the 18 Ac. Commercial Tract located at the northeast corner of Hwy 288 and Del Bello Blvd, the following additional wall mounted signage regulations apply:

- 1) Primary wall mounted signage is permitted on the front entrance portal. The signage must be consistent with the approved sign design and location as shown in Exhibit K5 and Exhibit K6.
 - a. Additional wall mounted signage is permitted for any buildings on this tract but will be subject to the regulations listed in i. and ii. Above.

- d. All signage shall be located a minimum of ten (10) feet from the property line.
- e. There shall be a minimum of 100 feet between signs.
- f. All signage must be perpendicular to the right of way.
- g. Electronic Reader Boards/ LED screens are permitted under the following regulations:

- i. LED signs are permitted for on premised signs and/or for tenants within a single development.
- ii. No internal or external illumination of the LED screens will be allowed between the hours of ~~12:00pm~~ and ~~5:00am~~.
- iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet. Automatic dimmer equipment must be installed and operational.
- iv. Maximum wattage at 6,500.
 - 1) Temporary Signage
 - a. Subject to the regulations listed in Section 53-10 of the City of Manvel Code of Ordinances in effect at the time this document is approved by City Council.
 - 2) Prohibited Signage
 - a. Unless specifically permitted in the above regulations, all signage listed in 53-11 of the City of Manvel Code of Ordinances in effect at the time this document is approved by City Council, is prohibited

SITE PLANS

The development of individual commercial parcels shall meet all development guidelines specified above, and within all applicable City of Manvel ordinances.

1) Development Review and Approval

In lieu of the review process specified in Section 77-51 of the Manvel Code of Ordinances, all development plans for non-residential projects within the PUD boundary will be reviewed and approved by the city staff and the Development Review Committee. Staff and the DRC will review to ensure compliance with the PUD document. A permit cannot be unreasonably withheld so long as all PUD standards are met, it meets all applicable laws and city codes and it does not negatively impact the health and safety of the community. If denied, an appeal can be made to the Board of Appeals and/or other applicable committee. This does not apply to the platting process.

AMENITIES / OPEN SPACE

Open space accounts for approximately 26% of the gross acreage within the Southpointe Crossing. The Open Space calculation includes all parks, landscape reserves, landscaped right-of-ways, pipeline easements, drainage easements, trails, linear parks, tot lots, natural open space areas, drill sites and publicly accessible detention/ drainage facilities. The proposed open space amenities and the acreages are as follows:

Open Space Amenity	Acreage
Recreation Center/Parks	-r4.1
Landscape/ Open Space	+1.2
American Canal	+7.7
Detention Lakes/Drainage Easements	+41.2
Drill Site/Park	+4.8
TOTAL	67.0

*All acreages are preliminary and are subject to change as development occurs

Parks Ordinance

Per the City of Manvel parks requirement, there shall be a minimum of one (1) acre of park land for every 100 proposed dwelling units dedicated for the use of parks. Based upon the estimated number of 437 single-family residential homes, the Southpointe Crossing PUD district will be required to provide approximately z4.4 acres of park space. If the total lot count changes, the parkland dedication requirement will be adjusted in accordance with the minimum requirement listed above. The requirement will be fulfilled with the dedication of +4.1 acres of a park and recreation center for the Southpointe Crossing as well as over +40 acres of lake/detention areas within the subdivision. The recreation center will be located centrally within the residential component and will be easily accessible for all residents. The center will likely include a clubhouse and pool facilities. See Exhibit H for a Conceptual Amenities Plan.

1) Parkland will be credited based on the following criteria:

A. Parkland Dedication may be provided through the following methods

a.Private Parkland and/or;

1. No more than fifty (50) percent of the required parkland dedication acreage may be comprised of private parkland

b.Public parks/open space and/or;

1. Public Parkland may be dedicated to the City of Manvel and/or owned and maintained by the HOA or MUD. However, to be considered public parkland, the area must be available to all residents of the City of Manvel.

c. Trails and/or;

1. No more than fifty (50) percent of the required parkland dedication acreage may be comprised of trails
2. In order to qualify for credit as trails, land must contain elements as outlined below.
 - a. All-weather hike/bike and or equestrian paths, landscaping and sodding installed according to the construction standards of the city for trails;
 - b. Have connections to surrounding parks, recreation areas, school and/or trails and sidewalks (when applicable).
 - c. Contain an average minimum width of 30 feet and a minimum width of 20 feet;
 - d. Have side slopes not to exceed a three to one (3:1) ratio; and

d. Money in lieu of land

- B. The development shall provide ten (10) parking spaces for every acre of required parkland. The required parking may be provided within any of the applicable dedicated parkland reserves. As long as the total number of required parking spaces are provided, separate parking is not required for each parkland reserve. The parking requirement may be met through the following methods and/or any combination of each method-

a. Off street parking

b. Adjacent parking

1. On local residential streets, parallel and/or head in parking immediately adjacent to the travel lanes is permitted so long as the following requirements are met:
 - a. Additional pavement must be provided to accommodate the parking. This must be in addition to the minimum paving width of the required travel lanes.
 - b. The parking must be privately maintained by the MUD or HOA
 - c. May be located within the ROW or adjacent reserve

THOROUGHFARE REALIGNMENT

As part of the City of Manvel thoroughfare plan a variety of major thoroughfares, and major and minor collector streets will be constructed to replace existing city roads throughout the city. These new roadways will be superior to, or at least functionally equivalent to the existing roads. One of the roads proposed to be realigned is Iowa Lane. Currently, Iowa Lane runs north and south through the proposed Southpointe Crossing development.

As a part of the development process for Southpointe Crossing, Iowa Lane is proposed to be eliminated and replaced with Manvel Parkway through the below steps:

- 1) Abandon the Iowa Lane road right of way thru the property. Abandonment will be completed per the applicable Right of Way abandonment ordinance
- 2) The Developer will construct a public road that connects to Iowa Lane at the north property line and the south property line. The Developer may temporarily interrupt continuous access during development, provided the connections are made with the development of the final plats, on the north and south end respectively. Temporarily is defined as 120 days.
- 3) If utilities are located within the Right of Way, any existing easements must be retained as needed.
- 4) Phasing of the roadway replacement will maintain a public North south roadway thru the property.

DESIGN AND CONSTRUCTION STANDARDS AND APPLICABLE ORDINANCES

1) Regulatory Standards and Development Quality

One of the primary purposes of this Agreement is to provide for quality development of the Property and certainty as to the regulatory requirements applicable to the development of the Property throughout the development process. Feasibility of the development of the Property is dependent upon a predictable regulatory environment and stability in the projected land uses. In exchange for the Developer's performance of the obligations under this Agreement to develop the Property in accordance with certain standards and to provide the overall quality of development described in this Agreement, the City agrees that it will not impose or attempt to impose any moratoriums on building or growth within the Property except when based on shortage of essential public utilities as specified in Texas Local Government Code Section 212.135.

The City and the Developer intend to establish development and design rules and regulations which will ensure a quality, unified development, yet afford the Developer predictability of regulatory requirements throughout the term of this Agreement. The City of Manvel Design Criteria Manual (excluding the items specified within this document) and Construction Standards in effect at the time of building permit applications shall apply to all development within the PUD. However, the following sections of Section 6 of the Design Criteria Manual, as set forth on Appendix A attached hereto and made a part hereof, shall be grandfathered for the PUD.

2) Vested Rights

The City and the Developer agree that the approval for this PUD Ordinance, on TBD (the "Vesting Date"), constitutes a "permit" for the purposes of Texas Local Government Code Chapter 245, and that Chapter 245 shall apply to the development of the Property. The development of public and private Improvements to the Property shall be governed by those City Ordinances that are in effect on the Vesting Date. The Developer may avail itself of changes in the City Ordinances after the Vesting Date that enhance or protect the development of the Property by providing written notice to the City of its intent to do so. This Agreement shall not be construed to prohibit the City's application to the project or the Property of new or amended ordinances or regulations that are exempt from the application of Chapter 245 as provided by §245.004 of such Chapter 245 unless such new or amended ordinance conflicts with an express provision of this Ordinance or the Utility Agreement.

3) Precedence of Regulations

The design, construction, financing, ownership and operation of the public improvements shall be governed the City Ordinances as of the Vesting Date, this Ordinance, and by the Utility Agreement with Brazoria County MUD No. 43. In the event of conflict or inconsistency among those documents, precedence will be given in the following order: the Utility Agreement, this Ordinance, the City Ordinances as of the Vesting Date.

PHASING / DEVELOPMENT SCHEDULE

The first phase of the single family development will be south of Del Bello Blvd and north of the detention/lake. Phase two will be the remainder of the southern portion of the development. Phase 3 and 4 will include development of the tracts north of Del Bello Blvd. A separate roadway construction and phasing plan will be included as a part of the utility agreement. The final location and timing of all phases will be dependent upon market conditions and is subject to change. See Exhibit J for a Preliminary Phasing Map. Commercial development will be driven by market conditions.

At the time of the first plat for the development is submitted/approved, the full right of way for Del Bello Blvd from S.H. 288 to the eastern edge of the property must be dedicated. This may be done through a separate street dedication plat or as a part of a section plat. The following conditions apply

- The developer does not have to construct the improvements until development begins adjacent to the thoroughfare and access is needed. Specific triggers for construction are established through the Phasing Plan included in the Utility Agreement for the project and will be constructed proportional to development.

EXHIBIT D

January 31, 2014
Job No. 2197-1401-106

DESCRIPTION OF 267.726 ACRES

Being 267.726 acres of land located in the A. C. H. & B. R. R. Co. Survey, Section 90 also known as the Kate A. Ehrmann Survey, Abstract 459, the H. T. & B. R. R. Co. Survey, Section 72 also known as the Kate R. Ehrmann Survey, Abstract 460, and the Mary V. O'Donnell Survey, Abstract 469, of Brazoria County, Texas, more particularly being all of that certain called 39.97 acre tract conveyed to SLP 288 and Rodeo Palms, LP, by an instrument of record in Document Number 2004052956, Official Records of Brazoria County, Texas (B.C.O.R.), all of that certain called 99.9653 acre tract conveyed to SLP 288 and Rodeo Palms II, LP by an instrument of record in Document Number 2004064049, B.C.O.R., all of those certain called 24.6261 and 41.0900 acre tracts conveyed to SLP 288 and Rodeo Palms 111, LP by an instrument of record in Document Number 2005007053, B.C.O.R., all of that certain called 13.2148 acre tract conveyed to SLP 288 and Rodeo Palms IV, LP by an instrument of record in Document Number 2005011681, B.C.O.R., all of that certain called 24.797 acre tract conveyed to SLP 288 and Rodeo Palms V, LP by an instrument of record in Document Number 2006011164, B.C.O.R., all of the residue of certain called 4.5079 acre tract conveyed to SLP 288 and Rodeo Palms VII, LP by an instrument of record in Document Number 2006036081, B.C.O.R., all of that certain called 1.0014 acre tract conveyed to SLP 288 and Rodeo Palms VIII, LP by an instrument of record in Document Number 2006056531, B.C.O.R., all of that certain called 1.0002 acre tract conveyed to SLP 288 and Rodeo Palms IX, LP by an instrument of record in Document Number 2006073819, B.C.O.R., all of that certain called 4.007 acre tract conveyed to SLP 288 and Rodeo Palms X, LP by an instrument of record in Document Number 2007020209, B.C.O.R., and all of that certain tract of land conveyed to SLP 288 and Rodeo Palms VI, LP listed as follows: called 14.2564 acres of record in Document Numbers 2006036043 and 2006036044, B.C.O.R., called 12.8576 acres, 0.1578 acres, and 1.2407 acres of record in Document Number 2006036045, B.C.O.R., called 13.0154 acres of record in Document Numbers 2006036046 and 2006036047, B.C.O.R., said 267.726 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAO 83 (1993 adjustment));

BEGINNING at a 4-inch square concrete monument found for the southeast corner of said 24.6261 acre tract, same being northeast corner of that certain called 53.948 acre tract (referred to as Tract Two) conveyed to Sonmar of Scottsdale, L.L.C. by an instrument of record in Document Number 2006021816, B.C.O.R.;

Thence, South $86^{\circ} 38' 47''$ West, along the common line of said 53.948 and 24.6261 acre tracts, 649.78 feet to a point for the common south corner of said 24.6261 acre tract and that certain called 1.367 acre tract conveyed to Joan Banneyer by an instrument of record in Document Number 2005003981, B.C.O.R.;

Thence, North $03^{\circ} 23' 23''$ West, along the common line of said 24.6261 and 1.367 acre tracts, 243.20 feet to a point for the northeast corner of said 1.367 acre tract, same being a re-entrant corner on the southerly line of said 24.6261 acre tract;

Thence, South $84^{\circ} 52' 48''$ West, continuing along said common line, 246.95 feet to a point for the common west corner of said 24.6261 and 1.367 acre tracts, said point being on the monumented east right-of-way line of County Road No. 82 (width varies, AKA Iowa Lane);

Thence, North $02^{\circ} 30' 35''$ West, along said east right-of-way line and the west line of said 24.6261 acre tract, 935.05 feet to a point for the common west corner of said 24.6261 acre tract and the aforementioned 1.0014 acre tract;

Thence, North $02^{\circ} 42' 57''$ West, continuing along said east right-of-way line and along the west line of said 1.0014 acre tract, 152.51 feet to a point for the southwest corner of the aforementioned 14.2564 acre tract, same being the northwest corner of said 1.0014 acre tract;

Thence, North $02^{\circ} 19' 50''$ West, continuing along said east right-of-way line and along the west line of said 14.2564 acre tract, 347.79 feet to a point for a re-entrant corner on the west line of said 14.2564 acre tract and the southwest corner of the aforementioned 1.0002 acre tract;

Thence, North 02° 29' 22" West, continuing along said east right-of-way line and along the west line of said 1.0002 acre tract, 103.99 feet to a point for the northwest corner of said 1.0002 acre tract and an interior corner on the west line of said 14.2564 acre tract;

Thence, North 02° 37' 51" West, continuing along said east right-of-way line and along the west line of said 14.2564 acre tract, 206.10 feet to a point for the northwest corner of said 14.2564 acre tract, same being the southwest corner of the aforementioned 13.2148 acre tract;

Thence, North 02° 26' 27" West, continuing along said east right-of-way line and along the west line of said 13.2148 acre tract, 667.51 feet to a point for the northwest corner of said 13.2148 acre tract on the aforementioned common survey line of the aforementioned Kate R. Ehrmann Surveys, Abstracts 459 and 460, and the south line of the aforementioned 99.9653 acre tract;

Thence, South 87° 02' 42" West, departing said east right-of-way line and along said common survey line, 65.46 feet to a point for the northeast corner of the aforementioned 39.97 acre tract, said point being on the monumented west right-of-way line of said County Road 82;

Thence, South 02° 31' 35" East, departing said common survey line and said south line and along the common line of said 39.97 acre tract and said west right-of-way line, 665.62 feet to a point for the most northerly southeast corner of said 39.97 acre tract and on the north line of the aforementioned 4.5079 acre tract;

Thence, South 02° 30' 04" East, continuing along said west right-of-way line, 660.21 feet to a point on the south line of said 4.5079 acre tract, same being the most southerly common east corner of said 4.5079 and 39.97 acre tracts;

Thence, South 02° 08' 00" East, continuing along said west right-of-way line and along the east line of said 39.97 acre tract, 56.86 feet to a point for the common east corner of said 39.97 acre tract and the aforementioned 41.0900 acre tract;

Thence, South 02° 31' 09" East, continuing along said west right-of-way line and along the most northerly east line of said 41.0900 acre tract, 466.28 feet to a point for the northerly common east corner of said 41.0900 acre tract and the aforementioned 4.007 acre tract;

Thence, South 02° 27' 49" East, continuing along said common line, 300.58 feet to a point for the southerly common east corner of said 41.0900 and 4.007 acre tracts on the aforementioned west right-of-way line of said County Road 82;

Thence, South 03° 03' 21" East, along the common line of said 41.0900 acre tract and said west right-of-way line, 499.41 feet to a point for the southeast corner of said 41.0900 acre tract;

Thence, South 86° 38' 04" West, departing said west right-of-way line, and along the common line of said 41.0900 acre tract and those certain called 23.595 and 120.00 acre tracts conveyed to Sonmar of Albuquerque, L.L.C., Sonmar of Las Cruces, L.L.C., Sonmar Inn of Las Cruces, L.L.C., and Midwest Heritage Inn of Gurnee Mills, Inc. by an instrument of record in Document Number 2006018645, B.C.O.R., 1,547.42 feet to a point for the common south corner of said 41.0900 acre tract and the aforementioned 24.797 acre tract;

Thence, South 86° 40' 24" West, along the common line of said 24.797 and 120.000 acre tracts, passing at 685.77 feet a point for the most northerly northwest corner of said 120.000 acre tract, continuing in all 744.32 feet to point for a re-entrant corner on the south line of said 24.797 acre tract;

Thence, South 03° 15' 15" East, along the most southerly east line of said 24.797 acre tract, 443.26 feet to a point for the monumented most southerly southeast corner of said 24.797 acre tract on a north line of said 120.000 acre tract;

Thence, South 86° 40' 38" West, along a common line of said 24.797 and 120.000 acre tracts, 645.27 feet to a point for the common west corner of said 24.797 and 120.000 acre tracts on the east right-of-way line of State Highway 288 (420 feet wide);

Thence, North 33° 07' 30" East, along the common line of said east right-of-way line and said 24.797 acre tract, 529.07 feet to a point for corner, the beginning of a curve;

Thence, continuing along said common line and along the arc of a tangent curve to the left having a radius of 11,669.16 feet, passing at 2,074.19 feet the common north corner of said 24.797 acre tract and the aforementioned 39.97 acre tract, and continuing along the common line of said east right-of-way line and said 39.97 acre tract, a total arc length of 2,789.08 feet through a central angle of $13^{\circ} 41' 40''$, and a chord that bears North $26^{\circ} 16' 40''$ East, 2,782.44 feet to the end of said curve;

Thence, North $44^{\circ} 59' 41''$ East, continuing along said common line, 100.51 feet to an angle point on said common line;

Thence, North $71^{\circ} 17' 23''$ East, continuing along said common line, 469.14 feet to an angle point on said common line;

Thence, North $86^{\circ} 26' 20''$ East, continuing along said common line, 200.16 feet to an angle point on said common line;

Thence, North $03^{\circ} 32' 09''$ West, continuing along said common line, 59.71 feet to a point for the common west corner of said 39.97 acre tract and the aforementioned 99.9653 acre tract;

Thence, North $03^{\circ} 14' 01''$ West, along the common line of said east right-of-way line and the westerly line of said 99.9653 acre tract, 59.97 feet to an angle point on said common line;

Thence, South $86^{\circ} 53' 59''$ West, continuing along said common line, 199.68 feet to an angle point on said common line;

Thence, North $72^{\circ} 14' 29''$ West, continuing along said common line, 320.19 feet to an angle point on said common line;

Thence, North $27^{\circ} 25' 12''$ West, continuing along said common line, 79.64 feet to an angle point on said common line, the beginning of a curve;

Thence, continuing along said common line and 2,466.17 feet along the arc of a non-tangent curve to the left having a radius of 11,669.16 feet, a central angle of $12^{\circ} 06' 32''$, and a chord that bears North $10^{\circ} 44' 09''$ East, 2,461.58 feet to a point for the northwest corner of said 99.9653 acre tract, same being on the south line of Lot 19, Section 90 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, S.C.P.R.;

Thence, North $86^{\circ} 46' 02''$ East, departing said common line and along the common line of said Lot 19 and 99.9653 acre tract, 233.63 feet to a point for the southeast corner of said Lot 19 and the most northerly northeast corner of said 99.9653 acre tract, said point being on the west line of that certain 14.1479 acre tract (referred to as Tract E) conveyed to VOS Partners, Ltd. by an instrument of record under File Number 99-050835, S.C.O.R.;

Thence, South $03^{\circ} 08' 38''$ East, along the common line of said 99.9653 acre tract and said VOS Partner's tract, 333.68 feet to a point for a re-entrant corner in the north line of said 99.9653 acre tract and a southerly southwest corner of said VDB Partner's tract;

Thence, North $86^{\circ} 42' 53''$ East, continuing along said common line and the south line of that certain called 46.8412 acre tract (referred to as Tract D) conveyed to VDB Partners, Ltd. by an instrument of record under File Number 99-050835, B.C.O.R., 1,319.41 feet to a point for the common east corner of said 99.9653 acre tract and said VDB Partner's 46.8412 acre tract;

Thence, South $03^{\circ} 13' 40''$ East, along the monumented east line of said 99.9653 acre tract, 2,311.91 feet to a point for the southeast corner of said 99.9653 acre tract, said point being on the common survey line of the aforementioned Mary V. O'Donnell Survey, Abstract 469 and the aforementioned H. T. & B. R. R. Co. Survey, Section 73, Abstract 301;

Thence, South 87° 02' 42" West, along the south line of said 99.9653 acre tract and the common survey line of said Mary V. O'Donnell Survey and said H. T. & B. R. R. Co. Survey, Section 73, passing at 29.37 feet a point for the common east corner of the aforementioned Kate A. Ehrmann Surveys, Abstracts 459 and 460, the southwest corner of said Mary V. O'Donnell Survey, Abstract 469, and the northwest corner of said H. T. & B. R. R. Co. Survey, Section 73, Abstract 301, and continuing in all a distance of 133.90 feet to a point for the northeast corner of said 13.2148 acre tract, same being the northwest corner of a tract of land (referred to as "Tract C") conveyed to Brazos River Authority of record in Volume 1070, Page 315, Deed Records of Brazoria County, Texas (B.C.D.R.);

Thence, South 03° 19' 52" East, along the common line of said 13.2148 acre tract and said Brazos River Authority tract, 661.76 feet to a point for the southeast corner of said 13.2148 acre tract, said point being on the north line of the aforementioned 14.2564 acre tract;

Thence, North 86° 44' 26" East, along the north line of said 14.2564 acre tract, 106.24 feet a point for corner on the common survey line of said Kate R. Ehrmann Survey, Abstract 460 and said H. T. & B. R. R. Co. Survey, Section 73, Abstract 301;

Thence, South 03° 28' 46" East, along said common survey line, 660.01 feet to a point for the northeast corner of the aforementioned 24.6261 acre tract, said point being on the south line of said 14.2564 acre tract;

Thence, South 86° 30' 31" West, along the south line of said 14.2564 acre tract, 108.01 feet to a point for the northeast corner of said 24.6261 acre tract, same being the northwest corner of a tract of land (referred to as "Tract D") conveyed to Brazos River Authority of record in Volume 1070, Page 315, B.C.D.R.;

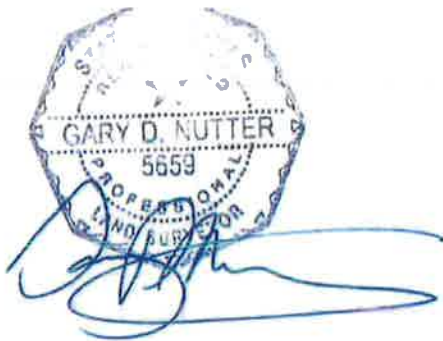
Thence, South 03° 20' 34" East, departing said south line and along the east line of said 24.6261 acre tract, 1,320.07 feet the POINT OF BEGINNING and containing 267.726 acres of land.

267.726 Acres

January 31, 2014
Job No. 2197-1401-106

Note: This document was prepared under 22 TAC § 663.21, does not reflect the results of an on-the-ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LJA Engineering, Inc



THE UNIVERSITY OF CHICAGO PRESS



F

a land use classification map for

SOUTHPOINTE CROSSING

± 267.7 ACRES OF LAND

proposed for
MAK Development



Land Planning Consultants
2001 Perry Street, Suite 400
Baltimore, MD 21201
Tel: 410.528.0400



DATE: 11.09.01
DRAWN: [signature]

THIS MAP WAS PREPARED BY BGE FOR THE MAK DEVELOPMENT COMPANY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF BGE. THE MAK DEVELOPMENT COMPANY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO BGE. BGE MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION PROVIDED TO BGE. THE MAK DEVELOPMENT COMPANY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO BGE. BGE MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION PROVIDED TO BGE.



G

a conceptual aerial plan for
**SOUTHPOINTE
CROSSING**
± 267.7 ACRES OF LAND



City of Birmingham, Alabama
Faint City Map Sheet, Item 4, 7/8
Scale 1 inch = 170 feet

1" = 170' (1:170,000)
Scale 1" = 170'
Date 11/11/11
045 100000



8-30413-1000

**SOUTHPOINTE
CROSSING**
± 267.7 ACRES OF LAND
present to
MAK Development



44 JUL 1982

2004 11 25
2004 11 25



RIGHT OF WAY PHASING

Legend

- PHASE 1 A
- PHASE 1 B
- PHASE 1 C
- PHASE 1 D
- PHASE 1 E
- PHASE 1 F
- PHASE 1 G

a right of way phasing exhibit
SOUTHPOINTE CROSSING
 ± 267.7 ACRES OF LAND
 proposed to
MAK Development



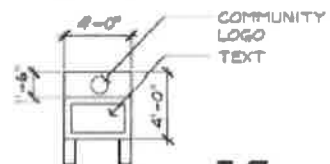
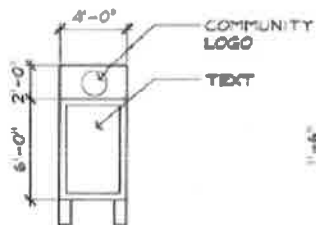
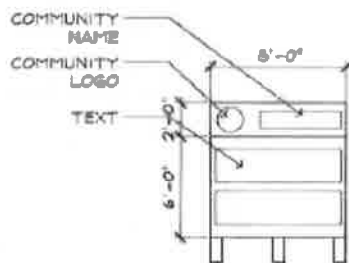
Local Planning Committee
 20001 Chase Parkway SW, Suite 1000
 Fort Myers, Florida 33907
 Tel: 339-429-2340

SCALE
 1" = 100'

OCTOBER 10, 2017
 10:00 AM

and phasing is a preliminary plan and is not intended to be used for construction. It is intended to be used for planning purposes only. The final plan and phasing will be determined by the local planning committee and the state department of transportation. The final plan and phasing will be subject to review and approval by the local planning committee and the state department of transportation. The final plan and phasing will be subject to review and approval by the local planning committee and the state department of transportation.

2017 10 10 10:00 AM



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K
 a highway solution for
**SOUTHPOINTE
 CROSSING**
 ± 257.7 ACRES OF LAND



BGE
 a subsidiary of
 BGE Energy Corporation
 1000 North 17th Street, Suite 100
 Arlington, VA 22209

SCALE
 1" = 10'

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Exhibit K1



Exhibit K2



Exhibit K3



LOT SUMMARY

50' x 120'	100 LOTS	22%
55' x 120'	103 LOTS	23%
60' x 130'	181 LOTS	40%
70' x 130'	64 LOTS	15%

TOTAL 448 LOTS

DEL BELLO LAKES

268.4 ACRES OF LAND

SHEA HOMES / MAK

META

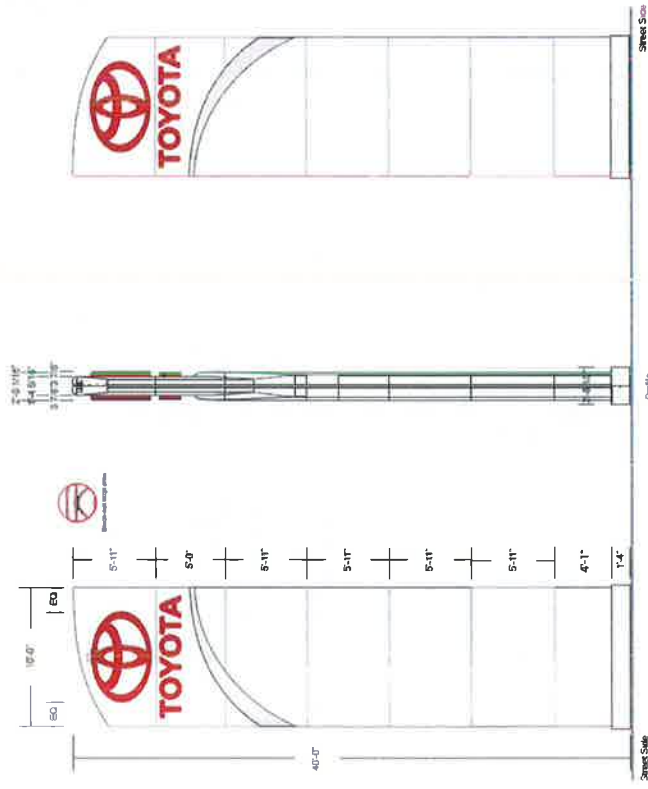
24212 Eury Highway, Ste. 360
Bart, Texas 77224
Tel: 281.810.1821

META 18301/C
01/08/18 3: 2018

THIS MAP IS A PRELIMINARY MAP AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

EXHIBIT K4

CUSTOM 40' HEIGHT TO BE REVIEWED & APPROVED BY TOYOTA



Pattison Sign Group
Powerting Your Brand

333 Eldorado Road, Toronto, Ontario, Canada M2H 4G3
(416) 291-1111 (Toll Free) 1-877-291-1111
www.pattison-sign.com

Not to be used for any other purpose without the express written consent of Pattison Sign Group. This is a trademark of Pattison Sign Group.

Specifications

- Custom 1040 - 0/F Illuminated Pylon Sign
- 1/8" aluminum fabricated panels
- Painted Toyota white
- Tray-5: Painted & embossed molded Toyota logo (4'-3" h x 6'-5 13/16" w) 21.99 sq.ft.
- Clamshell trim
- Lesan polycarbonate: Bayer Red D99
- 3M 3635-208 block out vinyl applied second surface
- Aluminum coil pre-painted red
- Illuminated with red LED
- Painted & embossed molded Toyota letters (1'-5 13/16" h x 8'-10 15/16" w) 13.22 sq.ft.
- Clamshell trim
- Lesan polycarbonate: Bayer Red D99
- Aluminum coil pre-painted red
- Illuminated with red LED
- 1/8" aluminum 30 "Sevcoast"
- Painted 31 Medium Gray
- Electrical hook-up by others

Colors

- ☐ Toyota White
- ☒ Bayer Red D99
- ☒ 3M 3635-208 Block Out Vinyl
- ☒ 31 Medium Gray

Project ID	NP2-25965
Date	Jan-23-2013
Scale	1/8" = 1'-0"
Notes	M.F.Y.
Designer	A. Johnson
Drawn By	01
Check By	01
Revisions	Revisions:
Revised to	Revised to custom 40' height.
Comments	Information Required.
Materials	Materials:
Electrical	Electrical:
Other	Other:
Customer Approval	Customer Approval:
Sign Item	Sign Item:

TOYOTA
42331
Toyota of Austin
10000 N. Loop West
Austin, TX

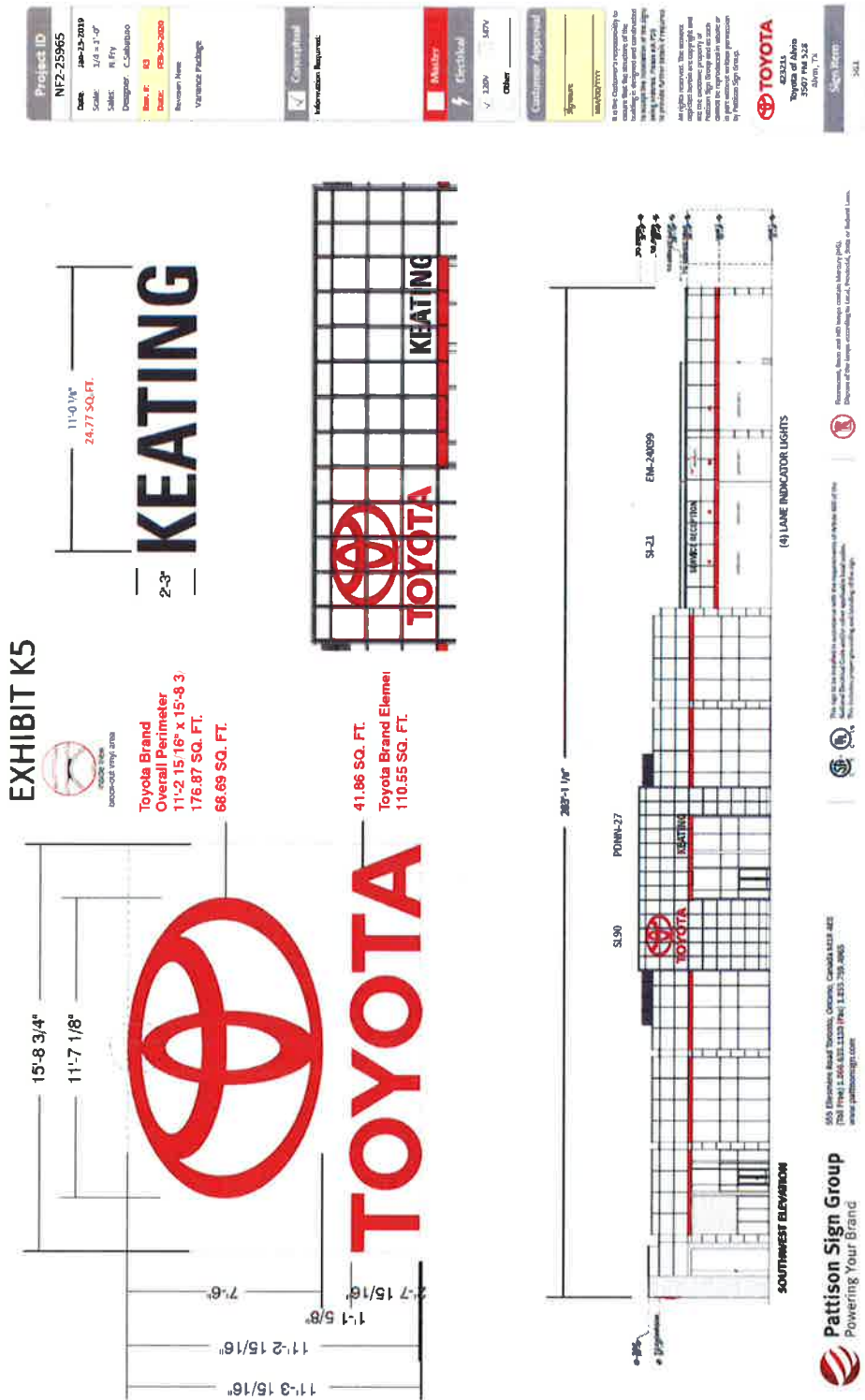
Exhibit K5

EXHIBIT K6



0675



Pattison Sign Group
Powering Your Brand



Fluorescent, 400- and 100-nm edge-emitting lasers (PMLC) operating at 100-nm accuracy by total internal reflection. Table 10 shows 8 lines.

[illegible]

CONCRETE
PARKING LOT

N 02°57'29" W ↓ 275.00'

B.C.P.R. ↓

1.714 ACRES
(74,667 SQUARE FEET)

**PROP.
C-STORE
6,000**

TOTAL PARKING SPACES PROVIDED: 53

PLAT NO. 2019062193 B.C.P.R.

PROP. UNDERGROUND TANKS

STORM SEWER EASEMENT PLAT
NO. 2018062103 B.C.B.

10' SANITARY SEWER EASEMENT
PLAT NO. 2010063103 B.C.B.

S 87°02'03" W 270.40'

CURB AND GUTTER

36" RCP

CURB AND GUTTER

24" RCP

12" WATER LINE

DEL BELLO LAKES
SECTION 1
PLAT. NO. 2019061968
B.C.P.R.

— 20' STORM SEWER EASEMENT
PLAT NO. 2021060312 B.C.P.R.

24" RCP

CEDAR CREEK LN
(60' R.O.W.)

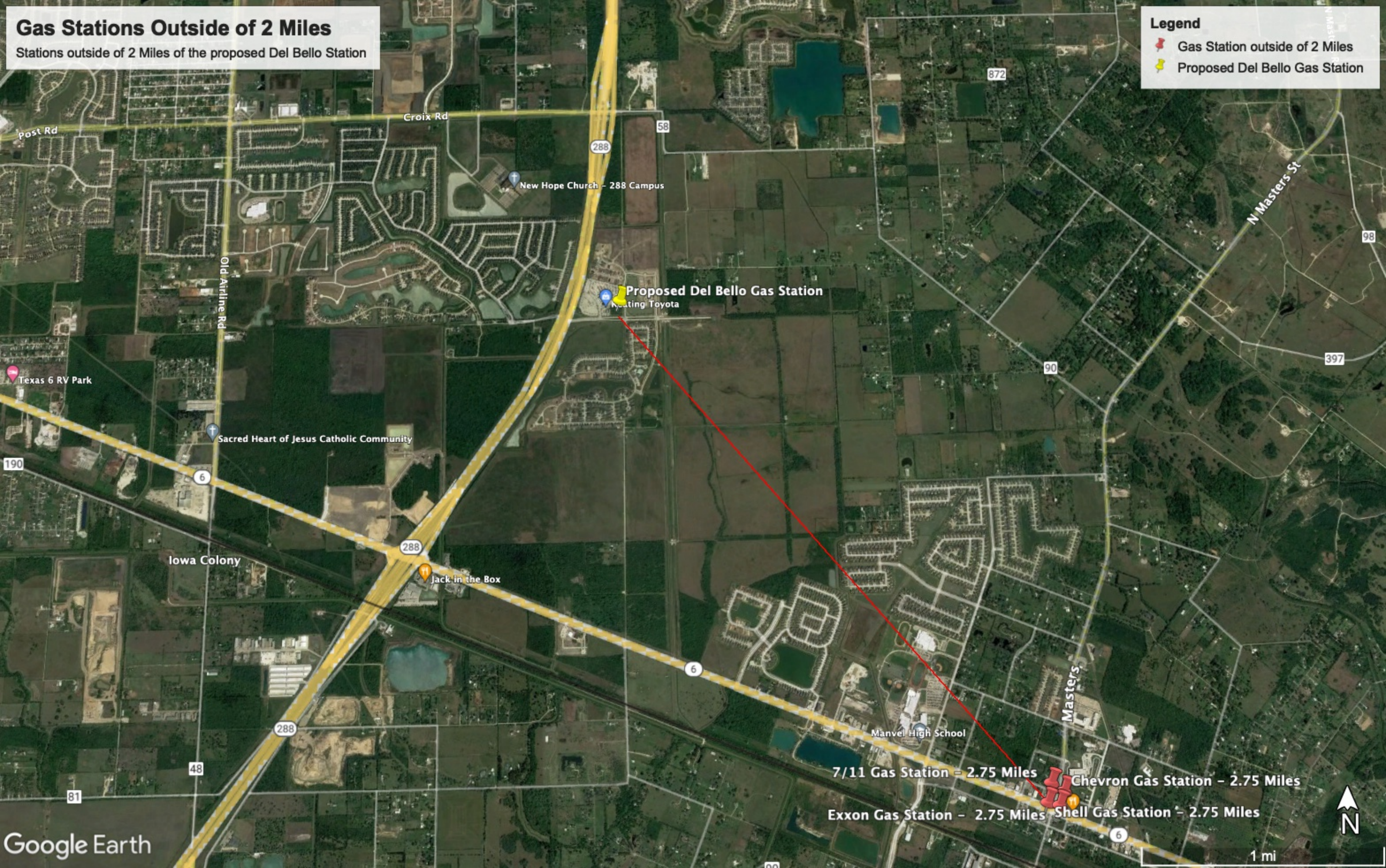
Gas Stations Outside of 2 Miles

Stations outside of 2 Miles of the proposed Del Bello Station

Legend

 Gas Station outside of 2 Miles

 Proposed Del Bello Gas Station



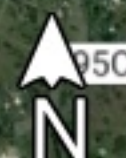
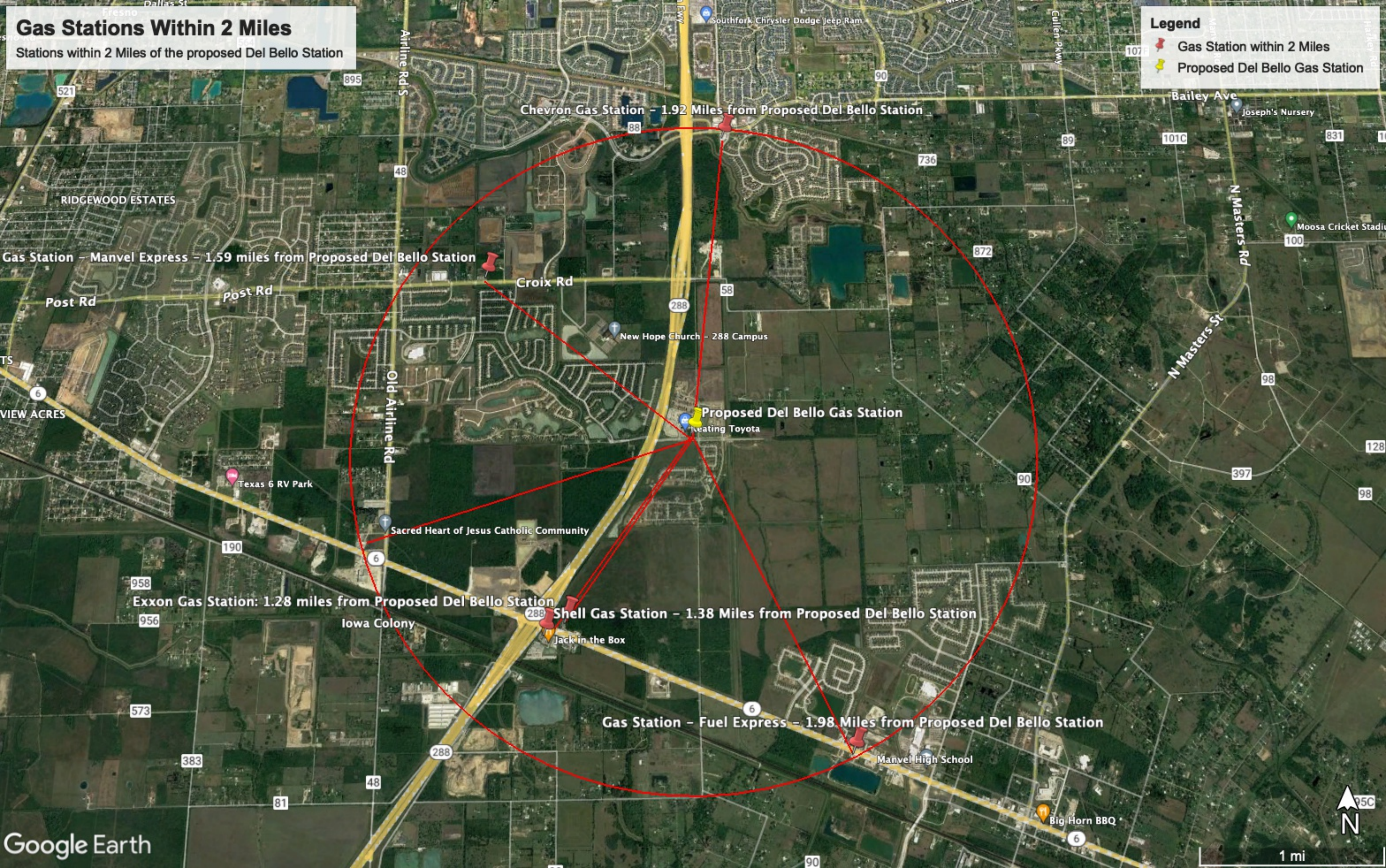
Gas Stations Within 2 Miles

Stations within 2 Miles of the proposed Del Bello Station

Legend

 Gas Station within 2 Miles

 Proposed Del Bello Gas Station



IMST Letter Head

Summary - This exhibit is a letter from a third party market research firms that analyzes gas station developments.



July 22, 2023

RE: R6313-Manvel, Texas

To Whom it may concern:

IMST Corp. is an independent market research firm specializing in retail site selection, analysis, and sales forecasting. Our firm is a national leader in single site studies for convenience stores and fuel stations. IMST provides broad experience relating to traffic counts, demographics, competitive impacts, pricing strategies, and fuel and convenience development trends.

Based on the projected growth and future housing units within the City of Manvel and the immediate area around the Del Bello project, we believe a gas station is warranted in this area. The new overpass and thoroughfare being built along Del Bello Blvd will relieve congestion from Highway 6 and direct additional traffic to Del Bello Blvd, which currently has no gas stations. Based on our experience and understanding of traffic flow and household growth a gas station will be needed in this trade area.

Sincerely,

Harvey Duke

Harvey Duke
IMST Corp.
832-640-3298

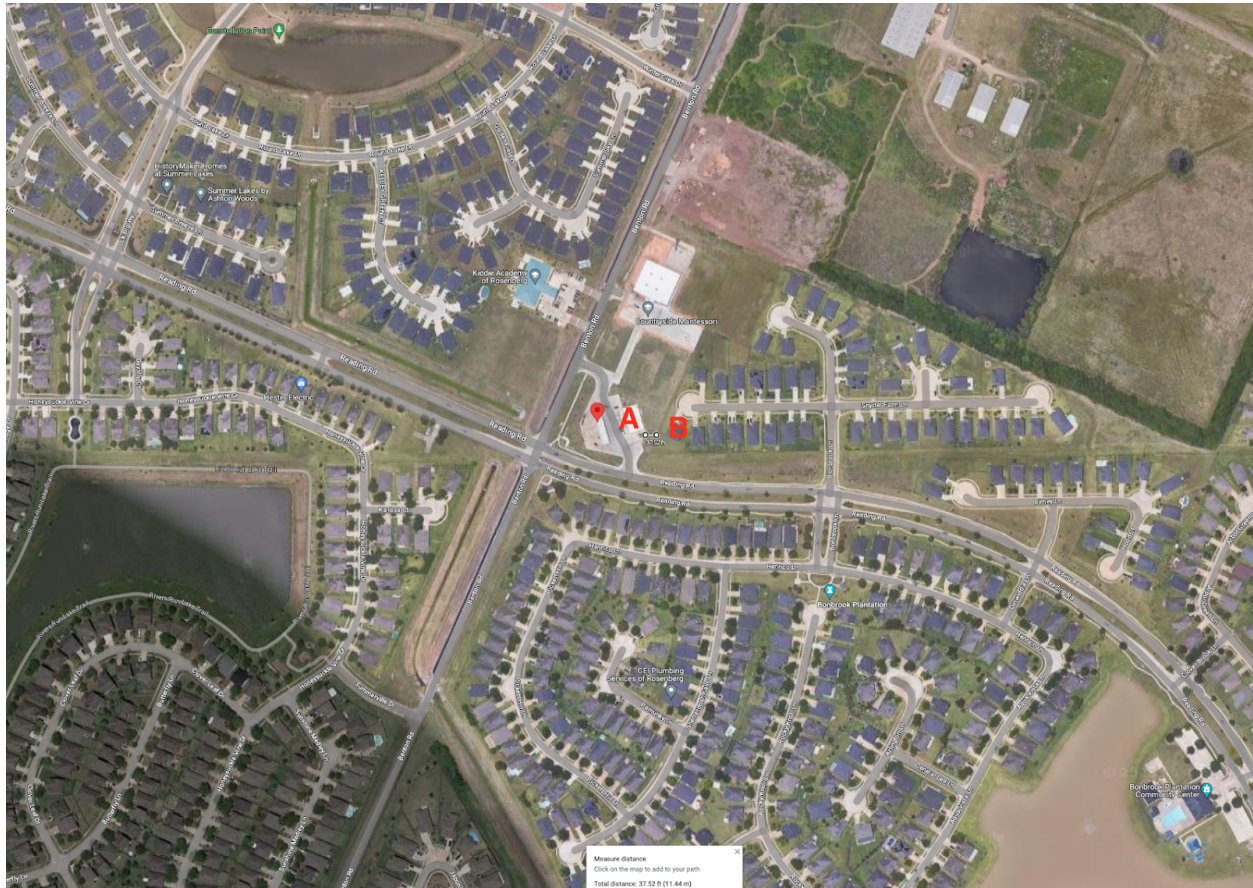
Property Home Values with Gas Stations

Summary - This exhibit showcases how property values have not been affected after a gas station has been built.

Case Study #1:

A: Gas Station @ 8603 Reading

B: House @ 8702 Snyder Farm (40 ft distance apart)



Property Details

Account	
Quick Ref ID:	R443498
Legal Description:	Bonbrook Plantation North Sec 14, BLOCK 1, Lot 8
Geographic ID:	1650-14-001-0080-901
Agent:	

Type:	Real Residential
Location	
Address:	8702 Snyder Farm LN, Rosenberg, TX 77469
Map ID:	Z-130
Neighborhood CD:	1330

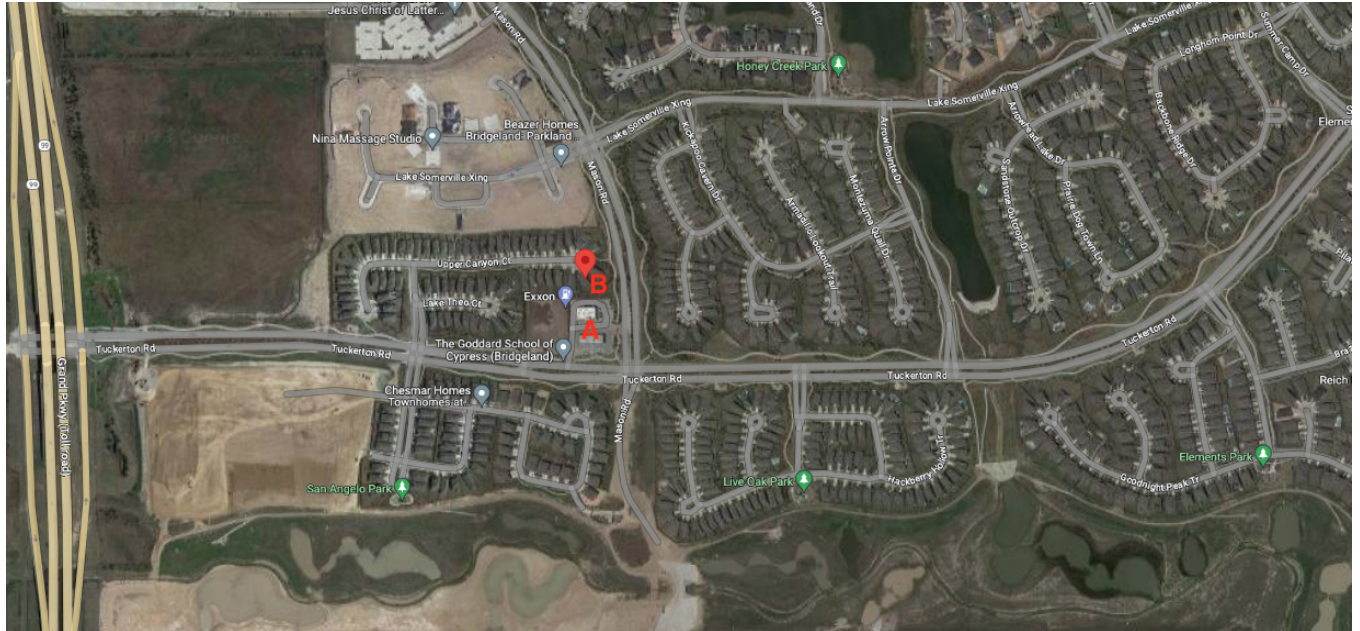
Property Roll Value History

Year	Improvements	Land Market
2024	N/A	N/A
2023	\$343,267	\$50,653
2022	\$279,350	\$50,650
2021	\$222,810	\$50,650
2020	\$214,300	\$46,850
2019	\$211,640	\$46,850
2018	\$138,320	\$24,000
2017	\$0	\$24,000
2016	\$0	\$20,000

Case Study #2:

A: Gas Station @ 21710 Tuckerton Rd, Cypress, TX 77433

B: House @ 19607 Upper Canyon Ct (15 ft distance apart)



HARRIS CENTRAL APPRAISAL DISTRICT REAL PROPERTY ACCOUNT INFORMATION 1413330010026

Tax Year: 2023

[Print](#)

Owner and Property Information								
Owner Name & Mailing Address: CYPRESS TX 77433-8279				Legal Description: LT 26 BLK 1 BRIDGELAND PARKLAND VILLAGE SEC 40 Property Address: 19607 UPPER CANYON CT CYPRESS TX 77433				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^A
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	9,481 SF	2,476 SF	229.6	4170	227 -- ISD 04 - Far West, South of US 290/North of FM 529	4464D	365Z

APPRAISED VALUE HISTORY: 1413330010026

Tax Year:	2023	2022	2021	2020
Appraised Value:	\$459,979	441,225	240,841	

TCEQ Regulatory Guidance

Summary - This is a document created by the TCEQ to highlight measures that gas stations have to meet with comply with local government standards and safety precaution



TCEQ REGULATORY GUIDANCE

Program Support and Environmental Assistance Division
RG-475e • August 2019

Petroleum Storage Tank Spill and Overfill Prevention and Control

A guide for owners and operators of USTs

This is a general guide to laws and regulations for underground storage tanks and an aid in minimizing potential risks; it does not replace those laws and regulations, which take precedence over any information in this publication. If your UST system is located in Kinney, Uvalde, Medina, Bexar, Comal, Hays, Travis, or Williamson county, additional requirements related to the protection of the Edwards or the Trinity Aquifer may apply (Title 30, Texas Administrative Code [30 TAC], Chapters 213 and 214). In addition to the laws and TCEQ rules, local governments and other state and federal agencies may have rules that apply. The owner and operator are responsible for ensuring compliance with all applicable laws and regulations.

How can releases from USTs be prevented?

The TCEQ has adopted technical regulations requiring owners and operators of UST systems to prevent spills and other releases, overfills, and corrosion. Spills and overfills result mainly from bad filling practices. In addition, unprotected steel tanks and piping can corrode and release product through holes caused by corrosion of the metal tank or piping. See module RG-475f, *Protecting Petroleum Storage Tanks Against Corrosion*, for additional information. Regulations pertaining to spill and overfill prevention and control located in 30 TAC 334.51 list the required equipment and define proper fill procedures, maintenance, and record keeping.

What is spill and overfill prevention and control? What is its purpose?

Spill and overfill prevention and control relies on equipment designed to prevent releases to the environment during filling of a UST. The purpose of spill and overfill prevention is to prevent the need for cleanup of contamination that may occur when the UST is filled. Overfills and repetitive spills can result in significant cleanup costs and lost product from your UST system.

What are my requirements?

Three pieces of equipment are necessary to meet requirements for spill and overfill prevention: a tight-fill fitting, a spill container, and an overfill prevention device.

- **Tight-fill fitting:** The fill pipe of the tank must be equipped with a tight-fill fitting, adapter, or similar device to ensure a liquid-tight seal during the transfer of product into the tank. Such a fitting between the delivery hose and the UST's fill port reduces the likelihood of a leak.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY • PO BOX 13087 • AUSTIN, TX 78711-3087

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- **Spill container equipment:** The fill tube must either be fitted with a spill bucket or enclosed in a liquid-tight manway, riser, or sump. The spill bucket must be designed to minimize entry of surface water, groundwater, or any other substance. Facilities with vapor-recovery equipment may have a vapor-tight drain valve. Spill-containing equipment catches any product from the delivery hose and is located at ground level, surrounding the tight-fill fitting. Spill buckets should be kept clear of debris and liquid at all times.
- **Overfill prevention device:** Each tank is required to have a valve or other device that will prevent overfilling of the tank. There are three basic options:
 - automatic shutoff,
 - automatic flow restrictor (may not be used as overfill prevention if installed or replaced after September 1, 2018), or
 - audible alarm with flow restrictor or automatic shutoff.

What are spill buckets?

A spill bucket, also known as a *spill-containment manhole* or a *catchment basin*, is a bucket sealed around the fill pipe (see Figure 1). Try to keep water, sediment, and spilled product out of spill buckets, and pump out the spill bucket to dispose of any debris, liquid, or sediment properly. If the liquid contains fuel or chemicals, it could be considered a hazardous waste and should be disposed of properly. If sumps are required to be liquid tight, then water must be removed. If the spill buckets are not liquid tight, you may need to remove water to meet corrosion protection requirements (see RG-475f for more information).



Figure 1. Spill bucket.

Manufacturers equip spill buckets with either pumps or drains to remove liquid. See Figure 2.

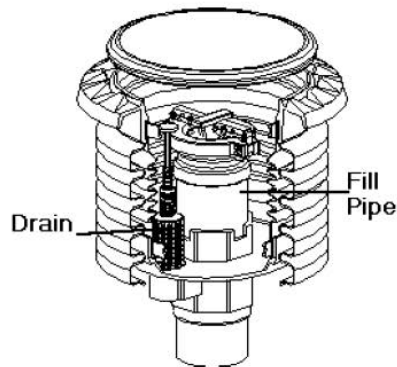


Figure 2. Spill bucket with a drain valve.

What is an automatic shutoff?

An **automatic shutoff** stops flow of product into the tank at a preset level (never more than 95 percent of the tank volume). The most common shutoff devices have a flapper or float (Figure 3) which rises as the tank is filled. Then, when the liquid reaches the preset level, the flapper or float shuts off the flow (Figure 4). The shutoff is most commonly installed in the drop tube.

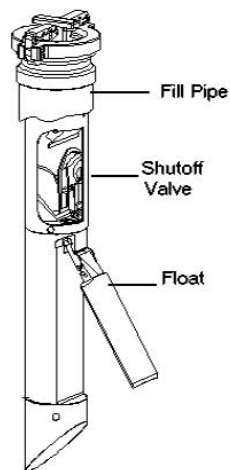


Figure 3. Automatic shutoff device with the float down and the fill valve open.

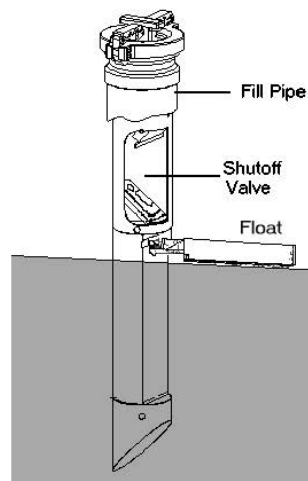


Figure 4. Automatic shutoff device with the float up and the fill valve closed.

What is an automatic flow restrictor?

An **automatic flow restrictor** must restrict flow to the tank above a preset level which never exceeds 90 percent of the volume of the tank. A ball-float valve (Figures 5 and 6), the most common flow restrictor, is usually installed in the vent line or in a separate, dedicated portal, such as an ATG probe riser or Stage I vapor recovery riser. Automatic flow restrictors are no longer allowed to be used as overfill prevention when installed or replaced after September 1, 2018.

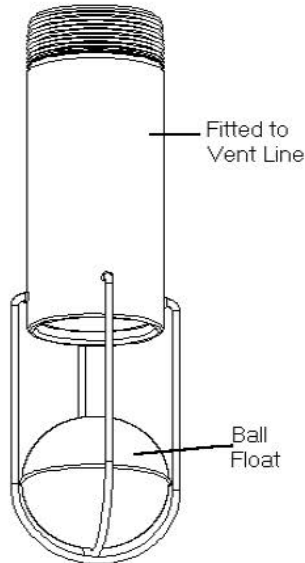


Figure 5. The ball float valve with the ball at the bottom of the cage and the vent line open. The product is below the cage.

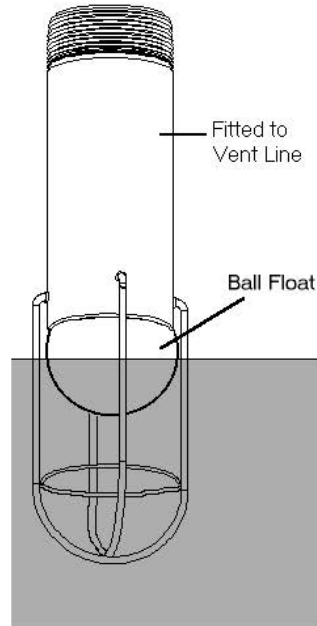


Figure 6. The ball float valve rises as the product rises. The ball eventually seats in the vent line and restricts vapor flowing out of the vent before the tank is full.

Can I use an audible alarm as an overfill device?

An **audible alarm** (Figure 7) that is emitted when the level reaches 90 percent of the tank's volume may be used as an overfill device if used in conjunction with either a flow restrictor or shutoff set at 98 percent of the tank volume.

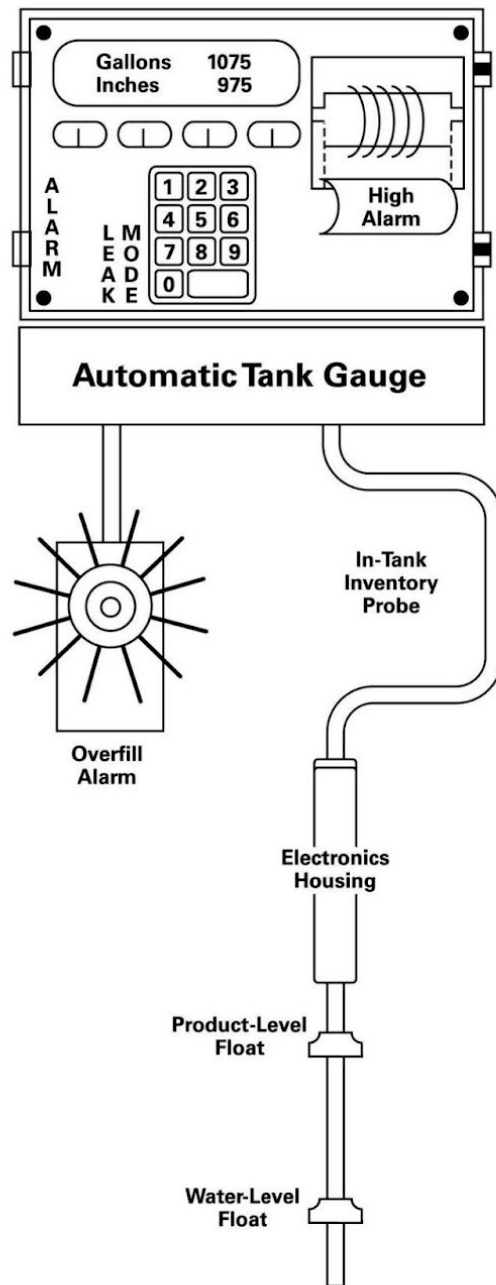


Figure 7. Overfill alarm.

How often do I need to inspect spill prevention equipment?

All spill containers need to be regularly inspected to ensure they are free of debris and liquid and do not have any damage. Currently, facilities are required to conduct this inspection at least once every 60 days.

Beginning January 1, 2021, all facilities are required to conduct 30-day walkthrough inspections of their spill prevention equipment. The owner or operator should make sure that the spill container's sides and bottoms and any penetration points are liquid tight. Remove any liquids or debris found during the inspection within 96 hours of discovery and properly dispose of it. To document compliance with this requirement, keep a logbook with the date of inspection, the result, and name of the person performing the inspection. A sample inspection form is included with this document.

During a 30-day walkthrough inspection:

- Remove any liquid and debris within 96 hours and properly dispose of it.
- Make sure the fill pipe does not have any obstructions and that the cap fits securely.
- If there is double-walled spill prevention, check for leaks in the interstitial area.

What other inspections are required?

In addition to conducting 30-day walkthrough inspections of spill prevention equipment, you must also conduct annual walkthrough inspections of your other containment sumps.

While conducting the annual walkthrough inspection:

- Check all the containment sumps for damage, leaks, or evidence of potential releases.
- For USTs built after January 1, 2009, and any containment sump used for interstitial monitoring, if the sumps have secondary containment, ensure that they are liquid tight and check for leaks in the interstitial area.
- For USTs built before January 1, 2009, and not used for interstitial monitoring of piping, if the sumps are single-walled, check for functioning cathodic protection if the metal components in the sump are in contact with water. Remove any liquid and debris within 96 hours and properly dispose of it.

If you receive product deliveries at frequencies greater than 30 days, then you may conduct your walkthrough inspection prior to each delivery. Make sure to keep records of each delivery and walkthrough inspection.

Exceptions

Certain UST systems are not required to be equipped with the spill and overfill prevention equipment. These exceptions include facilities that do not exceed 25 gallons per transfer, and UST systems that are equipped with alternative equipment that has been reviewed and approved by the agency.

What records do I need to keep?

Generally, you need to keep records to document you're operating your UST system in compliance with applicable rules. No later than January 1, 2021, maintain documentation for the 30-day and annual walkthrough inspections. Keep installation records for the UST system, including documentation of the overfill-prevention device, as long as the equipment is in use.

Where do I find more information?

The complete requirements for spill and overfill prevention may be found at 30 TAC 334.48(h) and 334.51.

See the EPA publication *UST Systems: Inspecting and Maintaining Sumps and Spill Buckets*, EPA 510-R-05-001, available online at <www.epa.gov/ust/ust-systems-inspecting-and-maintaining-sumps-and-spill-buckets-practical-help-and-checklist>.

Search for TCEQ publications online at <www.tceq.texas.gov/publications>. For confidential environmental compliance assistance for small businesses and local governments, contact Small Business and Local Government Assistance via the hotline at 800-447-2827 or online at <www.TexasEnviroHelp.org>.



30-Day Inspection Log of Spill Prevention Equipment

If you have questions on how to complete this form or about the Petroleum Storage Tank (PST) program, please contact the Small Business and Local Government Assistance hotline at 1-800-447-2827, or online at www.TexasEnviroHelp.org.

Facility Information

Facility Name:	Facility ID No.:
Street Address:	City, State, Zip:
Inspected By:	Date/Time of Inspection:

Instructions

- This form may be used to document spill prevention equipment walkthrough inspections performed every 30 days. Owners and operators must begin conducting these inspections no later than January 1, 2021.
- If applicable**, check interstitial areas of spill prevention equipment.
- If your UST system is receiving deliveries at intervals greater than every 30 days, you may check spill prevention equipment prior to each delivery.

Spill Buckets MM/DD/YY	Bucket No. _____ (Circle one)	Fixed?	Date Fixed	Bucket No. _____ (Circle one)	Fixed?	Date Fixed	Bucket No. _____ (Circle one)	Fixed?	Date Fixed	Bucket No. _____ (Circle one)	Fixed?	Date Fixed
Is the spill bucket free of any liquid and/or debris?	Yes/No			Yes/No			Yes/No			Yes/No		
Is the spill bucket free of cracks or holes?	Yes/No			Yes/No			Yes/No			Yes/No		
Is the fill cap secured tightly on the fill pipe?	Yes/No			Yes/No			Yes/No			Yes/No		
If debris and/or liquid is present, was it removed within 96 hrs?	Yes/No			Yes/No			Yes/No			Yes/No		
Is the fill pipe free from obstructions?	Yes/No			Yes/No			Yes/No			Yes/No		
Applicable only to: Double-walled spill prevention equipment with interstitial monitoring. Is interstitial area free of leaks?	Yes/No			Yes/No			Yes/No			Yes/No		

Comments: (e.g.: repairs made, corrective actions taken, etc.):

**SECOND AMENDMENT TO AGREEMENT OF
EMPLOYMENT BY AND BETWEEN
THE CITY OF MANVEL, TEXAS, AND ROBERT GERVAIS**

**THE STATE OF TEXAS §
COUNTY OF BRAZORIA §**

WHEREAS, an Employment Agreement approved on January 26, 2015, was made and entered into by and between the City of Manvel, Texas (the "City"), a home-rule municipal corporation and political subdivision of the State of Texas acting by and through its governing body (the "City Council"), and ROBERT GERVAIS, City Attorney; and

WHEREAS, by council action on February 13, 2017, the City Council has approved a First Amended and Restated Agreement of Employment to change the terms and conditions of the employment of Robert Gervais, City Attorney, prospectively from Robert Gervais' anniversary date; and

WHEREAS, by council action on August 7, 2023, the City Council and Robert Gervais approve this Second Amendment to the Agreement of Employment to provide that the annual cost of living increase for Robert Gervais shall be aligned to the time of adoption of a new annual budget, the same as for the other employees;

NOW THEREFORE, the parties agree as follows:

A. The parties agree to amend the Employment Agreement by adding a new section 4.04 to read and provide as follows:

ARTICLE IV. Compensation

4.04. Cost of Living Adjustment. Notwithstanding the foregoing, any general cost of living increase given to other employees at time of adoption of a new annual budget shall include Robert Gervais. Robert Gervais shall receive the cost of living adjustment amount given to the general body of employees, or, if different amounts are given to different employees, the weighted average of the cost of living adjustment given to all employees.

Except as amended herein, all provisions of the 2017 First Amended and Restated Employment Agreement shall remain in full effect.

EXECUTED IN DUPLICATE ORIGINALS in the City of Manvel, County of Brazoria,
State of Texas, as of the _____ day of _____, 2023.

CITY OF MANVEL, TEXAS

By: _____
Dan Davis
Mayor

ATTEST:

Tammy Bell, City Secretary

CITY ATTORNEY

Robert Gervais

**SECOND AMENDMENT TO AGREEMENT OF
EMPLOYMENT BY AND BETWEEN
THE CITY OF MANVEL, TEXAS, AND ROBERT GERVAIS**

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WHEREAS, by council action on February 13, 2017, the City Council has approved a First Amended and Restated Agreement of Employment to change the terms and conditions of the employment of Robert Gervais, City Attorney, prospectively from Robert Gervais' anniversary date; and

WHEREAS, by council action herewith on August 7, 2023, the City Council and Robert Gervais approve this Second Amendment to the Agreement of Employment to provide that the annual cost of living increase for Robert Gervais shall be aligned to the time of adoption of a new annual budget, the same as for the other employees;

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EXECUTED IN DUPLICATE ORIGINALS in the City of Manvel, County of Brazoria, State of Texas, as of the ____ day of _____, 2023.

CITY OF MANVEL, TEXAS

By: _____
Dan Davis
Mayor

ATTEST:

Tammy Bell, City Secretary

CITY ATTORNEY

Robert Gervais

RESOLUTION NO. 2023-R-19

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL,
TEXAS, ADOPTING A SCHEDULE OF FEES, RATES, DEPOSITS, AND
OTHER CHARGES FOR ZONING, PLATTING, BUILDING AND
OTHER RELATED MATTERS; AND REPEALING ALL RESOLUTIONS
IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.**

* * * * *

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

Section 1. That certain “**FEE SCHEDULE – August 8, 2023,**” a true and correct copy of which is attached hereto as Exhibit “A,” and for all things is made a part of this Resolution, is hereby in all things adopted. The fees set forth in said Exhibit “A” shall be applicable beginning March 1, 2023.

Section 2. That certain “**FIRE PROTECTION AND PREVENTION – August 2, 2022**” fee schedule, reflects no changes and is attached hereto as Exhibit “B,” and for all things is made a part of this Resolution, is hereby in all things adopted.

Section 3. That certain “**UTILITY FEES – August 2, 2022,**” a true and correct copy of which is attached hereto as Exhibit “C,” reflects no changes and for all things is made a part of this Resolution, is hereby in all things adopted.

Section 4. All resolutions or parts of resolutions inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

RESOLVED, this the _____, day of _____, 2023.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

Exhibit A

CITY OF MANVEL

FEE SCHEDULE AUGUST 8, 2023

ZONING

OCCUPANCY PERMITS, NON-RESIDENTIAL	
CHANGE OF USE / TENANCY	\$150.00
REGISTRATION FOR NEWLY ANNEXED BUSINESSES	\$0
TEMPORARY BUSINESS PERMITS	\$50.00
INTERPRETATION FROM ZONING OFFICIAL	\$50.00
RE-ZONING APPLICATION	\$1,800.00
SPECIFIC USE PERMIT FEE	\$1,500.00
APPEAL TO THE ZONING BOARD OF ADJUSTMENTS	\$750.00
PLANNED UNIT DEVELOPMENT (PUD)	
PUBLIC NOTICE FEE	\$150.00
SMALL PUD	\$4,000.00
MEDIUM PUD	\$4,000.00 plus \$40.00/acre
LARGE PUD (LESS THAN 1,000 ACRES OR GREATER)	\$10,000.00 plus \$30.00/acre
LARGE PUD (GREATER THAN 1,000 ACRES)	\$20,000.00 plus \$20.00/acre
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT	\$500.00

CITY PLANNING

PRELIMINARY PLAT	\$750.00	
	+ \$10/lot and \$15/acre or fraction in reserves	
FINAL PLAT	\$750.00	
	+ \$25 / LOT and \$15/acre or fraction in reserves	
MASTER PLAN		
50 ACRES TO 100 ACRES	\$1,000.00	
101 ACRES OR MORE	\$2,000.00	
REPLATTING CHARGES WHEN A PUBLIC HEARING IS HELD		
WITH NOTIFICATION	Advertising Fee	\$75.00
	Per Mailing Notification Fee	\$1.00
WITHOUT NOTIFICATION		\$75.00
DEVELOPMENT PLAT	\$750.00	PLUS \$15/ACRE
MINOR PLAT OR AMENDING PLAT	\$500.00	
PLAT EXTENSION (6 MONTHS)	NO CHARGE	
RECORDING FEES WITH BRAZORIA COUNTY		
- ACTUAL COST OF RECORDING, PLUS	\$30.00	
PLAT RE-SUBMITTAL	\$200.00 each	
VARIANCE TO THE SUBDIVISION ORDINANCE	\$500.00	
VARIANCE TO THE DESIGN CRITERIA MANUAL	\$200.00	

ENGINEERING

PLAN REVIEW, STREETS, UTILITIES, PUBLIC SYSTEMS, ETC.
 \$500.00 base plus \$50.00 per document page larger than legal size sheets
 RESUBMITTALS FOR PLAN REVIEW, STREETS, UTILITIES, PUBLIC SYSTEMS
 (After second submittal) \$250.00 base plus \$10.00 per document page

 PLAN REVIEW FOR BINDERS (every ten (10) sheets equal 1 document page)
 \$500.00 base plus \$5.00 per legal size or smaller sheets

 CIVIL SITE IMPROVEMENTS, STREETS, UTILITIES, PUBLIC SYSTEMS, ETC.
 \$1,000.00 flat fee for projects up to and including \$100,000.00.
 Over \$100,000.00- \$1,000.00 plus \$8.00 for each thousand over \$100,000.00

 RE-CHECK FEE or VERIFICATION OF CORRECTIONS \$250.00

ENVIRONMENTAL HEALTH

Onsite Septic System permits
 Residential \$250.00
 Commercial \$410.00
 On site evaluation \$50.00
 (This will be an inspection to make sure a septic system is working properly)

BUILDING DEPARTMENT - ALL PERMITS EXPIRE AT 180 DAYS UNLESS NOTED OTHERWISE

CONSTRUCTION PERMITS RESIDENTIAL AND COMMERCIAL

Minimum permit fee \$50.00
 Commercial Construction Permit Application Fee (values greater than \$10,000) \$50.00
 \$15.00 for the first \$1,000.00 of construction value plus;
 \$5.00 per thousand, up to and including \$50,000.00
 \$260 for the first \$50,000.00 plus \$4 per additional thousand
 \$460 for the first \$100,000.00 plus \$3 per additional thousand
 \$1,660 for the first \$500,000.00 plus \$2 per additional thousand

 Residential Construction Permit Application Fee \$0.40/sq. ft.

\$70.00 FOR DETACHED GARAGES OR NATIONALLY RECOGNIZED COST ESTIMATING BOOK

 PLAN REVIEW FEE ½ OF THE BUILDING PERMIT FEE

 RESIDENTIAL STREAMLINE PERMITS FEE FOR ELECTRICAL, PLUMBING AND HVAC; FEE
 WILL BE A MINIMUM OF 25 % OF THE BUILDING PERMIT FEE FOR EACH CATEGORY

 REVIEW FOR ELEVATION CERTIFICATES INCLUDED IN NEW CONSTRUCTION PERMIT (3
 TOTAL (at start, at pre-pour and final) PER CERTIFICATE \$50.00

 REVIEW FOR ELEVATION CERTIFICATES NOT INCLUDED IN NEW CONSTRUCTION
 PER CERTIFICATE \$65.00

 MANUFACTURED AND MODULER HOMES \$0.30/sq. ft.

IMPACT FEES: (2021-R-26)

Meter Size	Meter Type	Service Unit Equivalent	Impact Fees		
			Water	Wastewater	Total
3/4"	Displacement	1.0	\$2,441	\$7,107	\$9,548
1"	Displacement	1.6	\$3,906	\$11,371	\$15,277
1-1/2"	Turbine	4.0	\$9,766	\$28,428	\$38,194
2"	Turbine	6.4	\$15,625	\$45,484	\$61,109
3"	Displacement	12.8	\$31,251	\$90,969	\$122,220
4"	Displacement	20.0	\$48,830	\$142,140	\$190,970
6"	Displacement	40.0	\$97,660	\$284,280	\$381,940
8"	Displacement	64.0	\$156,256	\$454,848	\$611,104
10"	Displacement	92.0	\$224,618	\$653,844	\$878,462

****CARPORTS** (see below), POLE BARNs, SHEDs, ELEVATED DECKs 30" OR HIGHER, ETC...
(NON-LIVING AREAS OVER 200 SQ FEET – OUTSIDE THE FLOOD ZONE)
(CARPORTS – metal pre-fab structure, open on all four sides, 400 sq. feet or less over parking area, does NOT require a permit)**

MINIMUM \$50.00
Plus Plan Review (if required)

ADDITIONALLY, CARPORTS (DETACHED) OF AREA LESS THAN 600 SQUARE FEET ARE STILL REQUIRED TO BE PERMITTED, BUT ARE EXEMPT FROM THE PAYMENT OF THE PERMIT FEE, WITH THE FOLLOWING CONDITIONS: (SEE ORDINANCE 2016-O-05)

1) Less than 600 square feet in area; 2) Enclosed on no more than 2 sides; 3) Unfinished on the interior; 4) No utilities connected to the structure; 5) Can be used only for parking and limited storage and not used for habitation (no working, sleeping, living, cooking, or restroom areas); 6) Must be detached from residential structure; 7) Must be firmly anchored to prevent floatation, collapse, and lateral movement; 8) Must abide by the same setbacks as required by zoning on the property; 9) No elevation certificate is required; and 10) A site drawing (can be hand drawn) is required to show where the structure will be located.

FEE No Cost

ELECTRICAL AND PLUMBING PERMITS PULLED SEPARATELY, THE BASE FEE IS APPLIED, PLUS ANY ADDITIONAL COST ITEMS LISTED ON THE APPLICATION.

PLUMBING PERMITS	BASE FEE	REPAIRS	\$100.00
		RESIDENTIAL (New & Add-Ons)	\$150.00
		COMMERCIAL (New & Add-Ons)	\$200.00
ELECTRICAL PERMITS	BASE FEE	REPAIRS	\$100.00
		RESIDENTIAL (New & Add-Ons)	\$150.00
		COMMERCIAL (New & Add-Ons)	\$200.00
MECHANICAL PERMITS	BASE FEE	REPAIRS	\$100.00
		RESIDENTIAL (New & Add-Ons)	\$150.00
		COMMERCIAL (New & Add-Ons)	\$200.00
RENEWAL BUILDING PERMITS		RESIDENTIAL INDIVIDUAL PERMIT	\$150.00
		NEW HOME PERMIT (4 PERMITS IN ONE)	\$300.00
		COMMERCIAL PERMIT	\$300.00
RE-INSPECTION FEES FOR FAILED WITH PENALTY (PAYABLE IN ADVANCE)			
		RESIDENTIAL	\$50.00
		COMMERCIAL	\$100.00

PERMITS	Residential/ General Fee	Commercial	Notes
Culvert (Per Crossing)	\$100.00	\$100.00	
Demolition permits	\$50.00	\$50.00	
Display permits (per unit)	\$50.00		Annual renewal from date of issue. Inspections done on anchoring and location of display. Electrical permits pulled separately
Driveways	\$100.00	\$150.00	
Driveways (TXDOT)		\$500.00	Commercial properties fronting on a State maintained road
Development Permit (in Floodplain)	\$500.00 No Charge		Property located in a floodplain or property not in a floodplain that has reached 20 loads with approved permit.
Development Permit (outside Floodplain)	\$100.00 No Charge		Property outside the floodplain up to 20 loads
Irrigation (Base)	\$140.00	\$200.00	
Pond permits	\$50.00	N/A	
Sign Permits	\$100.00		
Review fee	\$50.00		
Sign Permit – Misc.	No Charge	N/A	Political and non-profit signs
Swimming Pool (Based on value of Pool)			Electrical and plumbing can be included in one permit, fee is based on a minimum of 25 % of the permit fee
Water Wells	\$50		

ANNUAL PERMITS

EXPIRE ON DEC. 31ST EACH YEAR

	<u>FEE</u>	<u>NOTES</u>
Ambulance Provider License	\$500.00	
EMS Vehicle (per Ambulance Charge)	\$100.00	
Beer and Wine		not to exceed ½ of TABC license fee
Burn (Residential)	\$15.00	
<u>Manufactured Home Community</u>		
Annual Fee	\$100.00	
Plus per space fee	\$5.00	
<u>Pet Registration** (Police Dept.)</u>		**The pet licenses expire one year from the <u>date of issue.</u>
If spayed or neutered	\$5.00	
without proof not spayed or neutered	\$10.00	
Pet impound fee (first day)	\$30.00	
Each additional day impound	\$5.00	

<u>ROW (Ordinance 2011-O-22)</u>		
Use of public right-of-way or City property		
Right-of way crossing		
Right-of way, first year per rod	\$1,000.00	(per crossing per year)
Annual renewal, per rod	\$21.00	
	\$7.50	
<u>RV Park License</u>		
Annual fee	\$100.00	
Plus per space fee	\$5.00	
<u>Solicitor Permit</u>		
30 day renewal, passport picture required	\$50.00	First Person
	\$25.00	Additional Person
Storage Facility	\$250.00	
Wrecker Permits - Per wrecker charge	\$100.00	
Hotel Operation License*	\$100.00	
*annual permit expires per adopted ordinance		
Coin Operated Machine Tax	\$50.00	per Machine
<u>Health Inspections/Permits</u>		
Mobile Food Unit	\$200.00	per Unit
Food Establishment – Small (< 1,000 sf.)	\$200.00	Bi-Annual Site Inspection
Food Establishment – Medium (1,001-10,000 sf.)	\$400.00	Bi-Annual Site Inspection
Food Establishment – Large (>10,000 sf.)	\$600.00	Bi-Annual Site Inspection
Non-Profit Organizations*	\$100.00	Bi-Annual Site Inspection
Day Care Center	\$150.00	Bi-Annual Site Inspection
Group Residence (institution)	\$150.00	Bi-Annual Site Inspection
Ownership Change Food Establishment		
Small (full year July 1 st to December 31 st)	\$200.00	Site Inspection
Medium (full year July 1 st to December 31 st)	\$400.00	Site Inspection
Large (full year July 1 st to December 31 st)	\$600.00	Site Inspection
Small (6 months – January 1 st to June 30 th)	\$100.00	Site Inspection
Medium (6 months – January 1 st to June 30 th)	\$200.00	Site Inspection
Large (6 months – January 1 st to June 30 th)	\$300.00	Site Inspection
Non-Profit Organizations (full year July 1 st to December 31 st)	\$100.00	Site Inspection
Non-Profit Organizations (6 months – January 1 st to June 30 th)	\$50.00	Site Inspection
Day Care Center (full year July 1 st to December 31 st)	\$150.00	Site Inspection
Day Care Center (6 months – January 1 st to June 30 th)	\$75.00	Site Inspection
Group Residence (full year July 1 st to December 31 st)	\$150.00	Site Inspection
Group Residence (6 months – January 1 st to June 30 th)	\$75.00	Site Inspection
Temporary Food Establishment	\$50.00	Site Inspection
Re-Inspections	\$150.00	Re-Inspection
Owner Initiated Inspection	\$150.00	Re-Inspection
*supporting documentation required		
<u>SPECIAL EVENT PERMIT</u>		
Type A Special Event	\$100.00	per event
Type B Special Event	\$50.00	per event
Type C Special Event (Recurring Activity)	\$25.00	per event

FRANCHISE FEES (Pipeline Ordinance 2011-O-22)

Pipeline Registration Fee	\$100.00
Deposit	\$5,000.00
Franchise Administrative Application fee	\$500.00
City Inspection Fee	\$150.00 / HR

RENTAL REGISTRATION AND INSPECTIONS (Rental Ordinance 2013-O-06)

Annual Rental Permit Fee	\$50.00 per unit
Initial inspection, re-inspection	no charge
All subsequent re-inspections	\$250.00
Untimely registration fee from 10/1/2013	
Within 30 days after date set in section 17-426	\$300.00
after 30 th day before 60 th day set in section 17-426	\$375.00
after 60 th day set in section 17-426	\$450.00
Failure to register mandatory inspection fee	\$500.00
(includes initial inspection and one re-inspection)	
Additional Re-Inspections	\$250.00

SMALL CELL WIRELESS FACILITIES (Ordinance 2017-O-30) Application Fee

<u>Network Node</u>	<u>Fee</u>
Fee per application for up to 5 network nodes	\$500.00
Additional network nodes (up to 30 per application) support pole	\$250.00
Node support pole (per application for each pole)	\$1,000.00

Transport Facility

Fee per application	\$500.00	1-5 network nodes
Additional network nodes	\$250.00	1-30 additional nodes

Annual Small Cell Wireless Facilities Fee (Ordinance 2017-O-30)

Network node per network site support pole	\$250.00	
No separate rate from the network node annual fee (each support pole should have a network node attached) Transport facility per app.	\$28.00/m onthly	(for each network node site, unless an equal or greater amount is paid to the City Under chapter 283, Tex. Loc. Gov. Code or Chapter 66, Tx. Util. Code)

ALARMS (PERMITTED THROUGH THE MANVEL POLICE DEPT.)

<u>Burglar and Fire Alarm Systems</u> (expire on December 31 st each year)		
Residential Permit	\$50.00 annually	*change of resident will require a new permit
Pro-Rated Residential Alarm Permit	\$50.00 from January 1 st to March 31 st	
	\$25.00 from April 1 st to September 30 th	
	\$12.50 from October 1 st to December 31 st plus annual fee	
Commercial Permit	\$100.00 annually	*change of occupancy will require a new permit
Pro-Rated Commercial Alarm Permit	\$100.00 from January 1 st to March 31 st	
	\$50.00 from April 1 st to September 30 th	
	\$25.00 from October 1 st to December 31 st plus annual fee	

False Alarms

Burglar	50.00	<u>Burglar</u> - fee charged after 5 false alarms within 12 month period
Fire	100.00	<u>Fire</u> - fee charged after 2 false within 12 month period
Fee taken upon submittal of Burglar and Fire Alarm Systems Permit for Residential and Commercial Business		

<u>Fingerprint Fee</u>	Resident	\$5.00
	Non-Resident	\$10.00

CITY OF MANVEL PAYMENT OPTIONS AND CREDIT CARD PROCESSING FEES

Municipal Court (Cash and Credit Cards – No checks accepted)

In person - Credit Card Convenience Fee	3.5 % of total transaction.
On line Credit Card Convenience Fee	\$6.50
Night Court payment paid through Square Incorporated	\$3.00 per \$100.00

Permit Department (Cash, credit cards and checks accepted)

Credit Card Convenience Fee	3.25% of total transaction
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Police Department

Court payment paid thru Square Incorporated	\$3.00 per \$100.00
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Utility payments (Cash, check and on-line through TX eCommerce)

Fire Safety and Prevention
Resolution 2023-R-04
Exhibit B (-2022-R-10) August 2, 2022

Permit Type	Additional Information	Fee
Certificate of Occupancy (Change of Occupancy)	Fire Final Inspection	\$150.00
Open Burning		
Commercial (Trench burn Only)	Site Inspection	\$200.00
Residential	Site Inspection	\$15.00
Fire Inspections		
Construction Site Offices/Trailers/Containers.(Inspection required)	One Time Service	\$150.00
Construction Site Fuel Tanks (Inspection required)	One Time Service per tank	\$100.00
Fireworks Display/Show	Per Site	\$1,000.00
All Fire Plans Review Fees		
Fire Sprinkler System		
Plans Review Fee	50% of total Permit Cost	
Number of Sprinkler Head	per Sprinkler Head	\$5.00
Number of Tamper Devices	per Tamper Divide	\$5.00
Number of Flow Devices	per Flow Device	\$5.00
Jockey Pump		\$50.00
Fire Pump Acceptance Test		\$100.00
Fire Pump Acceptance Test (Re-Test)		\$150.00
Number of Hose Valves	per Hose Valve	\$10.00
Combined Sprinkler and Standpipe	per Combined Sprinkler & Standpipe	\$50.00
Hydrostatic Test	Fee will be charged for each test	\$100.00
Fire Service Underground Main, Fire/Private Hydrants/Storage Tanks		
Plans Review Fee	50% of total Permit Cost	
Fire Service Underground Main		\$100.00
Storage Tanks		\$150.00
Hydrant	per Hydrant	\$50.00
Hydrostatic Test	Fee will be charged for each test	\$100.00
Re-Test Fee		\$175.00
Fixed Suppression System (Commercial Cooking Hood, Spray Booth or Room)		
Plans Review Fee	50% of total Permit Cost	
Automatic Fire-Extinguishing Systems	Fixed Systems	\$150.00
Number of Nozzles	Plus Additional Per Head 2.00	\$5.00
Number of Audio/Visual Devices		\$5.00
System Test		\$100.00
Re-Test Fee		\$175.00

Fire Safety and Prevention
Resolution 2023-R-04
Exhibit B (-2022-R-10) August 2, 2022

Permit Type	Additional Information	Fee
Fire Alarm and Detection System		
Plans Review Fee	50% of total Permit Cost	
Number of Smoke Detectors	per Device	\$5.00
Number of Duct Detectors	per Device	\$5.00
Number of Heat Activated Devices	per Device	\$5.00
Number of Manual Pull Devices	Per Device	\$5.00
Number of Releasing Devices	per Device	\$5.00
Number of Audio/Visual Devices	per Device	\$5.00
Number of Additional Devices (i.e., Relay/Modules, etc.)	per Device	\$5.00
Remote Annunciator	Each	\$50.00
Emergency Public Address	per Floor	\$50.00
(For first 10 floors and \$5.00 per floor thereafter)	per Floor	\$5.00
Re-Test Fee		\$175.00
Flammable and Combustible Liquids		
Plans Review Fee	50% of total Permit Cost	
Pipeline		\$600.00
Aboveground Storage Tank Install		\$250.00
Aboveground Storage Tank Repair and/or Removal		\$100.00
Underground Storage Tank Install		\$400.00
Underground Storage Tank Repair and/or Removal		\$100.00
Construction Site Fuel Tank (Inspection Required)	One Time Service per Tank	\$100.00
Re-Test Fee		\$175.00
Oil/Gas Well Drilling	Construction Site	\$1,000.00
Oil/Gas Well Workover/Recompletions	Construction Site	\$500.00
Hazardous Materials	Storage	\$200.00
LP-Gas	Storage	\$100.00
Compressed Gas, Hazardous Material and Industrial Ovens		
Plans Review Fee	50% of total Permit Cost	
Compressed Gas	per System	\$150.00
Hazardous Material		\$450.00
Industrial Ovens		\$200.00
Re-Test Fee		\$175.00
Temporary Booth, Membrane Structures and Tents		
Plans Review Fee	50% of total Permit Cost	
Temporary Membrane Structures		\$250.00
Tent and Canopy 201 to 300 square feet		\$50.00
Tent and Canopy 301 to 600 square feet		\$75.00
Tent and Canopy 601 to 1,000 square feet		\$100.00
Tent and Canopy over 1,001 square feet		\$150.00

Fire Safety and Prevention
Resolution 2023-R-04
Exhibit B (-2022-R-10) August 2, 2022

Permit Type	Additional Information	Fee
Annual Fire Inspections		
Commercial/Public	Initial Inspection	No Fee
Commercial/Public	1st Re-Inspection	No Fee
Commercial/Public	2nd Re-Inspection	\$100.00
Commercial/Public	3rd Re-Inspection	\$200.00
Foster Home	Licensed 1-3	\$25.00
Foster Home	Licensed 3 or more	\$50.00
Group Home	Licensed 1-6	\$50.00
Group Home	Licensed 7-12	\$100.00
Multi-Family Residences/Hotels/Motels	3-20 Dwelling Units	\$200.00
Multi-Family Residences/Hotels/Motels	21 or more Dwelling Units	\$350.00
Hospitals/Nursing Homes Providing 24-Hour Care	Licensed 1-99 Beds	\$300.00
Hospitals/Nursing Homes Providing 24-Hour Care	Licensed 100-199 Beds	\$400.00
Hospitals/Nursing Homes Providing 24-Hour Care	Licensed 200 or more Beds	\$500.00
Other 24-Hour Care Facilities	Licensed for 1-3 Occupants	\$100.00
Other 24-Hour Care Facilities	Licensed for 4-16 Occupants	\$175.00
Other 24-Hour Care Facilities	Licensed for 17-25 Occupants	\$250.00
Other 24-Hour Care Facilities	Licensed for 26 or more Occupants	\$325.00
Required Operational Permits	Annual from Month of Issuance	
Aerosol Products		\$150.00
Amusement Building		\$75.00
Aviation Facilities		\$450.00
Carnivals and Fairs		\$500.00
Battery Systems		\$150.00
Cellulose Nitrate Film		\$500.00
Combustible Dust-Producing Operations		\$500.00
Combustible Fibers		\$150.00
Compressed Gases		\$150.00
Covered Mall Building		\$450.00
Cryogenic Fluids		\$150.00
Cutting and Welding		\$50.00
Day Care Centers (Licensed Facilities Providing Less than 24 Hour Care)	1-50 Children	\$75.00
Day Care Centers (Licensed Facilities Providing Less than 24 Hour Care)	50-99 Children	\$100.00
Day Care Centers (Licensed Facilities Providing Less than 24 Hour Care)	100-149 Children	\$125.00
Day Care Centers (Licensed Facilities Providing Less than 24 Hour Care)	150 or more Children	\$150.00
Dry Cleaning Plants		\$150.00
Exhibits and Trade Shows		\$75.00
Explosives		\$500.00
Flammable and Combustible Liquids (includes Aboveground and Underground Storage Tanks)		\$150.00
Floor Finishing		\$50.00

Fire Safety and Prevention
Resolution 2023-R-04
Exhibit B (-2022-R-10) August 2, 2022

Permit Type	Additional Information	Fee
Fruit and Crop Ripening		\$50.00
Fumigation and Thermal Insecticide Fogging		\$100.00
Hazardous Materials		\$450.00
Hazardous Production Materials Facilities		\$450.00
High-Piled Storage		\$300.00
Hot Work Operations		\$100.00
Industrial Ovens		\$250.00
Lumber Yards and Woodworking Plants		\$250.00
Liquid/Gas-Fueled Vehicles/Equipment in Assembly Building		\$100.00
LP Gas		\$200.00
Magnesium		\$250.00
Miscellaneous Combustible Storage		\$150.00
Motor Fuel-Dispensing Facilities		\$150.00
Open Burning	see Open Burning Category	--
Organic Coatings		\$150.00
Assembly A	Occupant Load 50-300	\$100.00
Assembly B	Occupant Load 301-1,000	\$150.00
Assembly C	Occupant Load Over 1,000	\$200.00
Private Fire Hydrants		\$50.00
Pyrotechnic Special Effects Material		\$150.00
Pyroxylin Plastics		\$250.00
Refrigeration Equipment		\$150.00
Repair Garages and Motor Fuel-Dispensing Facilities		\$150.00
Rooftop Heliports		\$100.00
Spraying or Dipping		\$100.00
Storage of Scrap Tires and Tire Byproducts		\$350.00
Tire Rebuilding Plants		\$500.00
Waste Handling		\$150.00
Wood Products		\$150.00
Double Permit Fee		
If it is determined by the Fire Code Official that an activity, condition, or occupancy requiring		
a permit exists and no permit has been issued, the Fire Code Official may impose a double		
permit fee.		
<i>If a New Installation, Renovation/Addition to Existing System, or Repair is completed without</i>		
<i>an approved permit, then double fees shall be added to the permit fee total.</i>		

Utility Fees - Resolution 2023-R-04
Resolution 2022-R-10 (Aug 2, 2022)
Exhibit C

Tap and Inspection Fees (Sec. 71-2)		
Water Connection Fee Schedule	Meter size	Cost
Single-Family Residential	3/4"	\$550 plus 1/2 cost of any required bore
	>3/4"	\$750 plus 1/2 cost of any required bore
Sewer Connection Fee Schedule	Fee Type	Cost
Single-Family Residential	Connection Fee	\$750 plus 1/2 cost of any required bore
Multi-family Residential and Non-Residential	Connection Fee	Based on individual needs of the facility based on engineering requirements
Temporary Construction & Bulk Water Meters	Fee Type	Cost
Temporary meter & use of a fire hydrant wrench	Installation Fee	\$50
	Deposit	\$750
Bulk Water	Water Meter Base Charge	\$100
	Rate per 1,000 gallons	\$10/per 1,000 gallons of water used
Pre-facility Inspection	Inspection Fee	\$25
	Reinspection Fee	\$25
Grease Trap Inspections	Inspection Fee	\$35
	Reinspection Fee	\$40
Sewer and Water Complaints	If on consumer-side	\$40 per hour time required for inspection
Swimming Pool Inspections (Sec.71-6)	Fee Type	Cost
	Inspection Fee	\$40
Plumbing (Sec. 71-7)	Fee Type	Cost
Backflow Prevention Assemblies	Testing and Certification	\$75
Customer Service Inspections	Single-Family Residential Users	\$100
	Other Users	Determined on an individual basis
Final Plumbing Inspection	Single-Family Residential Users	\$50
	Other Users	Determined on an individual basis
Late Payments (Sec. 71-8)	Fee Type	Cost
	Certified Delinquent Letter Fee	\$10 for each notice of termination
Termination & Reconnection of Service (Sec. 71-9)	Fee Type	Cost
Reconnection	Reconnection Fee	\$50 plus \$75 security deposit, less prior security deposit on file
Vacation	Temporary Suspension & Reconne	\$50 for meter pull and \$50 for reconnection
Returned Checks (Sec. 71-10)	Fee Type	Cost
	Returned check fee added to bill	\$25
New Account Fee (Sec. 71-11)	Fee Type	Cost
	New Account Setup Fee	\$20 (nonrefundable)
Security Deposits (Sec. 71-12)	Fee Type	Cost
Residential Owner	Security Deposit	\$75
Residential Renter	Security Deposit	\$200
Commercial - 1" meter or smaller	Security Deposit	\$200
Commercial - 2" meter or larger	Security Deposit	\$400
Temporary Construction Meter	Security Deposit	\$750
Bulk Water Purchase (Residential)	Security Deposit	\$1,000
Bulk Water Purchase (Commercial/Pipeline)	Security Deposit	\$5,000
Builder Deposits	Security Deposit	\$500 at time a request for each initial water tap is made

Utility Fees - Resolution 2023-R-04
Resolution 2022-R-10 (Aug 2, 2022)
Exhibit C

*** Separate from fee schedule ***		
Water and Sewer Rates adopted by Ordinance 2022-O-21 (Effective 10/1/2022)		
*Water Rates (Monthly) (Sec. 71-4)	Gallons	Cost
Single-Family Residential Users	First 2,000 gallons	\$28.36 (Minimum)
	All over 2,000 gallons	\$2.60 per 1,000 gallons
Commercial Users	First 2,000 gallons	\$34.03 (Minimum)
	All over 2,000 gallons	\$2.60 per 1,000 gallons
*Sewer Rates (Sec. 71-5)	Gallons	Cost
Single-Family Residential Users	First 2,000 gallons	\$34.03 (Minimum)
	All over 2,000 gallons	\$2.60 per 1,000 gallons
Multi-Family Residential Users	First 2,000 gallons	\$34.03 (Minimum)
	All over 2,000 gallons	\$2.60 per 1,000 gallons
Commercial Users	First 2,000 gallons	\$39.71 (Minimum)
	All over 2,000 gallons	\$2.60 per 1,000 gallons

ARTICLE X. MOBILE AND TEMPORARY FOOD VENDORS¹

Sec. 35-310. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Food hand cart means a food or drink vending station operating from a non-mechanical, movable cart that is pushed or pulled from one location to the next by hand (e.g. hot dog cart).

Mobile food unit (food truck, MFU) means a food or drink vending station operating from a mechanical vehicle or pulled trailer that drives continuously, intermittently stopping for sales (e.g. ice cream truck).

Mobile food vendor means any person or entity engaged in selling or serving food or drink from a vehicle, booth or cart, including, but not limited to, operating any of the following:

- (1) Sidewalk stand; or
- (2) Food hand cart.

Private event means any event that is on private property, where admission is closed to the general public and where access and view to the general public is limited, including, but not limited to, a wedding or family event.

Sidewalk stand means a drink vending station operating from a non-mechanical booth or stand on or near the sidewalk or in the city right-of-way operated by a person under the age of 18, who only offers lemonade (e.g. lemonade stand).

Temporary food establishment means a food establishment that operates for a period of no more than ten consecutive days in conjunction with a single event or celebration. This may include a stand or a booth.

(Ord. No. 2023-O-02, § 2, 26-2023)

Sec. 35-311. General prohibition.

Except where specifically authorized by this article, mobile food vendors of any type are expressly prohibited.

(Ord. No. 2023-O-02, § 2, 26-2023)

Sec. 35-312. Sidewalk stand.

Sidewalk stands are prohibited. There shall be an exception for temporary lemonade sidewalk stands operated by juveniles, which may be operated without a permit for a single period of up to eight hours, limited to one period within one calendar month.

¹Editor's note(s)—Ord. No. 2023-O-02, § 2, Feb. 6, 2023, repealed the former art. X, §§ 35-310—35-318, and enacted a new art. X as set out herein. The former art. X pertained to similar subject matter and derived from Ord. No. 2022-O-16, § 3, adopted June 20, 2022.

(Ord. No. 2023-O-02, § 2, 26-2023)

Sec. 35-313. Food hand cart.

Food hand carts are prohibited. There shall be an exception for temporary operation for the following:

- (1) City events;
- (2) City approved or sponsored events; and
- (3) Private events (where admission is not open to the general public) on private property.

(Ord. No. 2023-O-02, § 2, 26-2023)

Sec. 35-314. Mobile food unit (food truck).

- (a) *Mobile food units (food trucks) are prohibited.* There shall be an exception for temporary operation for the following:

- (1) City events;
- (2) City approved special events; and
- (3) Private events (where admission is not open to the general public) on private property; and
- (4) City approved type C recurring special event.

- (b) *The following requirements shall apply to all stationary mobile food units that are specifically permitted under this article:*

- (1) Mobile food units must have a current, valid health license and inspections with the city.
- (2) *MFUs must be equipped with the following:*
 - a. Portable fire extinguishers shall be selected and installed in accordance with NFPA 10, International Fire Code (IFC) Section 906, and as adopted and amended by the city, as amended from time to time. A minimum of one class ABC fire extinguisher shall be provided for all mobile food preparation vehicles in as well as a class K extinguisher that is sized as per IFC Section 906.4 when cooking equipment involves solid fuels or vegetable/animal oils or fats. All fire extinguishers must have a current inspection/service tag from a licensed fire extinguishing company.
 - b. A type 1 hood installed where cooking appliances produce grease-laden vapors, smoke residue, or involve combustible cooking media (vegetable or animal oils and fats). Type I hood and automatic fire-extinguishing system shall be selected and installed in accordance with NFPA 17/17A, IFC Section 609, IFC Section 904 and as adopted and amended by the city, as amended from time to time.
- (3) *Inspection of mobile food units.* At the time of the inspection, the mobile food unit shall be completely operable and in full working order.
- (4) *Miscellaneous offenses.* In addition to the regulations contained above, the following actions are prohibited by mobile food unit operators:
 - a. Operating without a valid servicing record or commissary receipt which must be kept within the mobile food unit at all times;
 - b. Selling or offering for sale non-food items from the mobile food unit;

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- c. Storing or preparing food outside of the mobile food unit (except in a licensed central preparation facility);
 - d. Displaying, selling, or serving food outside of the mobile food unit;
 - e. Altering the mobile food unit in such a manner that would prevent or otherwise reduce ready mobility;
 - f. Blocking public right-of-way, a dedicated fire lane, or a public sidewalk;
 - g. Creating/operating a drive-thru in conjunction with the mobile food unit;
 - h. Allowing items such as brooms, hoses, equipment, containers or boxes to be located adjacent to or beneath the mobile food unit;
 - i. Providing or allowing signs or banners not attached to and solely supported by the mobile food unit to be set up at the serving area;
 - j. Allowing trash or debris at the site of the mobile food unit during operation, and leaving the site with trash or debris following operation;
 - k. Allowing any audio speakers or amplification devices to be heard outside of the mobile food unit; or
 - l. Allowing outside furniture such as tables or chairs, to be set up adjacent to the mobile food unit.

(Ord. No. 2023-O-02, § 2, 26-2023)

Sec. 35-315. Mobile food unit operating at a type C recurring special event.

In addition to the regulations contained within this article, the following actions are conditions and regulations of a mobile food unit operating at a type C recurring special event, as regulated by chapter 35, article XII, special events.

- (1) Mobile food units must have a current health license and inspections issued through the city. Only mobile food units that have a current city inspection and current city medallion will be permitted to operate for a type C recurring special event.
- (2) Mobile food units must be readily moveable at all times. Altering the mobile food unit in such a manner that would prevent or otherwise reduce ready mobility is prohibited.
- (3) Mobile food units may only operate from sunrise until sunset, except for events with extended hours approved by the city with a special event permit.
- (4) Mobile food trucks may not vend from the second lane of traffic, and may not double park or impede traffic.
- (5) No water, wastewater, electricity, or utility connection/hookups permitted. Mobile food units must have self-contained operations.
- (6) There shall be no overnight parking or operation.
- (7) Mobile food units shall only operate on approved surfaces (concrete, asphalt, or crushed gravel). Food vendors may not operate on grass.
- (8) Temporary food establishments may not be permitted with a type C recurring special event.

(Ord. No. 2023-O-02, § 2, 26-2023)

Sec. 35-316. Temporary food establishment.

- (a) *Temporary food establishments are prohibited.* There shall be an exception for the following:
- (1) City events;
 - (2) City approved or sponsored events; and
 - (3) Private events (where admission is not open to the general public) on private property.
- (b) The following requirements shall apply to a temporary food establishment vendor that are specifically permitted under this article:
- (1) Every temporary food establishment vendor must have a current valid health permit. Permits are nontransferable. Multiple vendors may not operate under one health permit.
 - (2) Except where only prepackage food is offered, every temporary food establishment must have a handwashing station with warm water, soap, drying device, and a waste water retention basin in used before food preparation begins.
 - (3) Except where only prepackaged food is offered, every temporary food establishment must have a three-compartment warewashing station, labeled (wash, rinse, sanitize), with basins large enough to accommodate the largest utensil.
 - (4) Every temporary food establishment utilizing electricity and/or any type of fire element must have appropriate fire extinguisher. Vendors are not allowed to share.

(Ord. No. 2023-O-02, § 2, 26-2023)

Sec. 35-317. Basic requirements.

The following requirements shall apply to the mobile food unit vendors and temporary food establishment vendors that are specifically permitted under this article:

- (1) Permitted mobile food unit vendors shall operate only on a temporary basis. Temporary shall mean for eight hours or as long as the city event or city-approved event is ongoing.
- (2) There shall be no water, wastewater or electric hookups to the adjacent property.
- (3) There shall be no overnight parking or operation.
- (4) Vehicles and booths must be marked with the vendor's name. No detachable signage shall be permitted for mobile food units, except for one removable sandwich-board sign displaying product and/or pricing information.
- (5) All stationary mobile food unit vendors and temporary food establishment vendors must set out a trash can for patrons while present and must remove all trash from the premises upon departure. Vendor must not allow trash to spill over and must change out trash bags when trash can is full.
- (6) Vendors may not set up within 300 yards of a restaurant, except with express written consent of the restaurant owner. Vendors must have at least ten feet clearance from any building, structure, vehicle, and any combustible materials. Vendors must not block fire lanes or fire access roads.
- (7) Only employees shall be allowed in food preparation areas. Nonessential persons shall not be within any food service, food preparations, or warewashing areas, including by not limited to children under the age of 18.

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- (8) All food preparation, processing, and service shall be located in/on an approved surface (concrete, asphalt, or crushed gravel). Food vendors may not operate on grass.
- (9) All vendors must meet minimum food safety standards, including:
- a. A supervisory person, who has a current valid food manager certificate, must be onsite at all times.
 - b. All food ingredients must be from an approved source, in sound condition, and must be properly stored six inches off the ground.
 - c. A small diameter probe metal thermometer must be provided and all food must be stored at property temperatures.
 1. Cold food holding shall not exceed 41 degrees Fahrenheit.
 2. Hot food holding shall not be less than 135 degrees Fahrenheit.
 - d. All employees must wear hand protection and hair restraints when in food preparation/serving areas.
 - e. Only single use articles may be provided for use by the consumer.
 - f. All vendors in service for longer than two hours must have access to a toilet facility.
- (10) The city manager is authorized to sponsor and approve events on behalf of the city. In considering approval or sponsorship for the event, the city manager shall consider the following:
- a. The nature of the event, which must be open to the general public;
 - b. Whether the organizers are in compliance with all city, county and state laws and regulations;
 - c. Whether the organizers have the means, personnel, volunteers, and resources to have a successful event;
 - d. Past history of events by the requesting organization, or similar events by other organizations, and whether there were any health, safety, or sanitation issues; and
 - e. Such other characteristics of the event, including time of year, that may place a burden on city or local law enforcement or first responders.

(Ord. No. 2023-O-02, § 2, 26-2023)

Sec. 35-318. Permits and health requirements.

The following requirements shall apply to the mobile food vendors that are specifically allowed under this article:

- (1) *Health permit.*
- a. All mobile food units, mobile and stationary, must obtain a permit from the city. Each permit will be issued unit-by-unit only after an inspection reveals satisfactory compliance with state law and this article, as applicable. Mobile food unit permits are non-transferable. A change of ownership of a MFU, including a change of legal form of the entity, shall require submission of a new application for a mobile food unit health permit and inspections. A mobile food unit health permit shall become void upon the closing of the sale of the MFU for which a permit was issued. Such permits shall remain the property of the city. Permit fees shall be as prescribed by the city council.

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- b. All temporary food establishment vendors, must obtain a permit from the city. Each permit will be issued vendor-by-vendor and may serve only after an inspection reveals satisfactory compliance with state law and this article, as applicable. Such permits shall remain the property of the city. Permit fees shall be as prescribed by the city council.
 - c. No person shall operate or cause to be operated any mobile food unit (mobile or stationary) or temporary food establishment which does not possess a valid health permit issued by the city. Any person, firm, or establishment who is found to have operated or caused operation without a valid health permit shall be deemed guilty of a misdemeanor and shall, upon conviction by a court of competent jurisdiction, be assessed fines or other punishment as provided by this Code.
 - c. Such permit shall be posted in a conspicuous place where it can be viewed by patrons and shall not be removed or defaced. A health permit issued to a mobile food unit shall be affixed to the truck by the code enforcement officer/health officer. A permit shall set forth the business name, license plate number, mobile food unit license number, and expiration date for said license.
 - d. Every food truck must be readily identifiable by its business name and phone number that are printed, permanently affixed, and prominently displayed on the back of the unit and on the side of the unit from which food is served, in letters not less than three inches in height.
 - e. Sidewalk stands, where allowed by this article, are exempt from permit requirements.
- (2) *Health regulations.* All vendors must obey and be in compliance with all state, county and city health laws and regulations. Compliance with these laws shall be a part of the city permit process.
 - (3) *Food preparation.* No food may be stored or prepared at any location except on the MFU or at the temporary food establishment, in a licensed commissary, or permitted central processing facility as listed on the application submitted for the health permit. Food preparation may not be conducted on MFU while vehicle is in motion.
 - (4) *Fire marshal's office and vehicle inspections.*
 - a. All mobile vendors must have a city fire marshal's office current, passed fire inspection that complies with Code of Ordinances City of Manvel, Texas, chapter 17, buildings and building regulations, division 8, fire code, section 17-243, mobile food units, of the adopted Code, as amended from time to time.
 - b. All mobile vendors must pass a vehicle inspection from the fire marshal's office as part of the city permit process. All vendors must obey and be in compliance with fire code and all other city codes.
 - (5) *Administrative rules.* The city manager or designee shall promulgate rules and regulations to administer the provisions of this article. Such rules and regulations shall not conflict with any applicable provisions of this Code. All rules and regulations so promulgated shall be kept on file for public inspection at the office of the city secretary. A copy of the rules and regulations shall be provided to any person upon payment of the fees prescribed by law.
 - (6) *Violation.* Anyone who intentionally, willfully, recklessly, or with criminal negligence violates this article shall, upon conviction, be guilty of a misdemeanor and shall be assessed fines or other punishment as provided by this Code.
 - (7) *Revocation of health permit.* In addition to the imposition of a criminal penalty, the failure to comply with any of the provisions of this article, or any of the promulgated rules or regulations established thereunder, shall be grounds for the revocation or suspension of the permit, or the refusal to issue or renew any permit required under this Code. If requested by the permittee in writing within seven business days of notice of revocation, the city manager or designee shall hear the cause for revocation/suspension/non-renewal and determine whether the grounds for such action are justified.

The city manager's (or designee's) decision shall be final. The revocation or suspension of any permit shall not prohibit the imposition of a criminal penalty, and the imposition of a criminal penalty shall not prevent the revocation or suspension of a license under this article.

(Ord. No. 2023-O-02, § 2, 26-2023)

Secs. 35-319—35-329. Reserved.