

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

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."

MINUTES 9/11/2023

Call To Order

Mayor Davis called the Special 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 4 Ed Perry
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 3 Harry Opliger
City Councilmember Place 5 Crystal Sarmiento

Also Present: Daniel Johnson, Interim City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Jessica Rodriguez, Director of Development Services
Brooke Cyphers, Public Information Officer

Pledge

Workshop Session

Discussion/presentation on timing and funding for the construction of a new wastewater treatment plant.

Entered into a contract with Freese and Nichols in January of 2022 to start this process.

Richard Weatherly, PE - Freese and Nichols Background:
Dec 2020 - Treatment Plant Siting Study
Mar 2021 - Begin WWTP expansion preliminary design and permitting
Feb 2022 - Begin WWTP expansion final design
Feb 2023 - Acquired final WWTP discharge permit
Oct 2023 - Final design to be completed

Existing capacity is 0.5 million gallons per day (MGD)
2026 Expansion to recommended capacity will be 1.5 MGD
2031 at 2.0 MGD after decommissioning existing 0.5 MGD package plant
2041 at 4.0 MGD with 2.0 MGD expansion

Types of WWTP:

1. Conventional Activated Sludge (CAS)
2. Sequencing Batch Reactor (SBR)
3. Membrane Bioreactor (MBR) This is the most compact print and what their design is based on.

Estimated construction cost is at a total of \$40,455,000.

Ready to be advertised and bid on contingent on Council direction. Estimated 24 month construction time - End of 2025/Beginning of 2026.

Daniel Johnson - We are at 60 percent capacity now. Now is the time to do this.

Mayor Dan Davis - state law dictates that at 75% you have to initiate your plans and at 90% capacity, construction must be taking place. If we get too far and don't handle this, then we will have to issue a moratorium on development.

Richard Weatherly - answers Mayor's question about odor; states that they will have odor control measures in place.

Mayor Davis introduces Russ Bynum and shares that the reason he is here is because a lot of their projects hinge on what we do with our WWTP and there are things laid out in agreements surrounding this.

Russ Bynum, Hillwood/Valencia - Valencia agreement stated city would use its best efforts to provide sufficient and adequate capacity for wastewater connections, up to 1,250. They reserved 410 out of existing plant, which is good for their first phase, however they have a lot of builders that have needs that will be on the heels of delivering the first phase. In order for them to start getting plan approvals, they need capacity. Agreement outlines a date beginning Dec 1, 2022 for the city to begin construction on WWTP.

States that they are overbuilding our infrastructure through our development to help with the future growth and that they are putting a lot of dollars into this and ask that the city do the same.

Daniel Johnson - after Valencia is done, that will be about a 1/4 of the capacity taken. This WWTP is in the Impact Fee Study.

Mayor Dan Davis asks fellow councilmembers if any of them are opposed to seeing this move forward to which none opposed.

Joe Morrow, Hilltop Securities -

A few options to pay for the WWTP:

1. Revenue Bonds
2. General obligation bonds (requires a vote)
3. Certificates of obligation (do not require a vote unless petitioned)

Made the assumption based on lead time that the City will go with certificates of obligation. Otherwise, waiting for election in May, then several months delay after that.

At a rate of approximately 4.5%, and a 10% growth rate, it would be a 9.5 to 10c tax rate increase in tax rate next year and that would be for an interest-only payment. As you go forward with continued growth, drops down just under 7c. When principal starts getting amortized, that would stay at a 7c increase.

Mayor Dan Davis made the motion to recess the meeting until after the conclusion of the Joint City Council and PD&Z Workshop. Councilmember Jerome Hudson seconded the motion.

The motion carried with a vote: 5/0

Yes: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson, City Councilmember Place 1 Larry Akery, Mayor Dan Davis, City Councilmember Place 2 David Lands

No: None

Absent: City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento

Abstained: None

Mayor Dan Davis called the meeting back to order at 6:48 p.m.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.087 – deliberation regarding economic development negotiation.

Discuss 380 agreement with MUD 83 and Hillwood Enterprises

Mayor Dan Davis convened the meeting into executive session at 6:48 p.m.

Mayor Dan Davis reconvened the meeting out of executive session at 8:03 p.m.

No action was taken.

Mayor and Council Comments

Direction to staff to begin looking at funding opportunities for the WWTP to figure out the best way to fund it.

Adjourn

Mayor Davis made the motion to adjourn the meeting at 8:05 p.m. Councilmember Jerome Hudson seconded the motion.

The motion carried with a vote: 5/0

Yes: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson, City Councilmember Place 1 Larry Akery, Mayor Dan Davis, City Councilmember Place 2 David Lands

No: None

Absent: City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

