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

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

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

NOTICE OF A CITY COUNCIL MEETING OF THE CITY OF MANVEL

April 5, 2021

NOTICE IS HEREBY GIVEN
6:00 P.M. WORKSHOP – 7:00 P.M. REGULAR SESSION

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

This meeting will be open to the public via teleconference
City Hall will be CLOSED to the public.

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.

Citizens may join the Meeting (in listen mode only) by calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the **Meeting ID: 300 312 317#**

To view the agenda packet for this meeting visit our website at www.cityofmanvel.com.

A recording of the telephone meeting will be made and available to the public in accordance with the Open Meetings Act upon written request.

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

***All Public Comment Requests must be received before 5:00 p.m., on April 5, 2021.

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

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

Workshop Session

1. Presentation by Hillwood Communities on the Sowell Property

2. Discussion on any subject addressed on the Agenda for April 5, 2021

Regular Session

Call To Order

Inspirational Reading - Council Member Albert

Pledge

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

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x4 for staff assistance.*

Public Hearing

TO HEAR INPUT FROM THE PUBLIC ON A PROPOSED ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE CLOSING OF A CITY RIGHT-OF-WAY CONSISTING OF A 60' BY 3,000' STRIP OF IOWA LANE, OUT OF TRACTS 2A, 2B, AND 2C OF A0459 ACH&B, BOUNDED BY COUNTY ROAD 58 TO THE NORTH AND BRAZORIA DRAINAGE DISTRICT 4 DITCH E100-01-02 TO THE SOUTH, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; CLOSING SAID PUBLIC RIGHT-OF-WAY TO PUBLIC TRAVEL

Presentation

Proclamation - April 2021 Child Abuse Awareness Month
Speakers;
Michael Herbert - CASA, Gulf Coast Area
Kristi Belluomini - Brazoria County Alliance for Children

City Manager Update

Update on current events and city issues.

Regular Agenda

1. Consideration and possible action to accept the FY 20-21 Audit. (Tabled on 3/15/2021)

2. Consideration and possible action to approve a variance to the Subdivision Ordinance Chapter 62-111 (a) and (c) Additional Street Requirements for property located at 7900 Bissell Road and authorize the Mayor to execute the Development Agreement.

3. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-11; AN ORDINANCE AMENDING CHAPTER 35 “LICENSES AND SPECIAL BUSINESS REGULATIONS” OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY ADDING A NEW ARTICLE XI “HOTEL LICENSING” TO REGULATE HOTELS; REPEALING PROVISIONS IN CONFLICT THEREWITH; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

4. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-12; AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING SECTION 41-4 “SCHOOL ZONES” OF THE CODE OF ORDINANCES TO REVISE THE PROVISIONS PERTAINING TO TIMES AND PLACES FOR SCHOOL ZONES; AUTHORIZING THE ENFORCEMENT OF ALL STATE REGULATIONS; AUTHORIZING THE PLACEMENT OF SIGNS INDICATING THE SPEED LIMITS ON THE STREETS AND PORTIONS OF STREETS DESIGNATED HEREIN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HEREWITH; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR ($1) OR MORE THAN TWO HUNDRED DOLLARS ($200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

5. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-13; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE CLOSING OF A CITY RIGHT-OF-WAY CONSISTING OF A 60’ BY 3,000’ STRIP OF IOWA LANE, OUT OF TRACTS 2A, 2B, AND 2C OF A0459 ACH&B, BOUNDED BY COUNTY ROAD 58 TO THE NORTH AND BRAZORIA DRAINAGE DISTRICT 4 DITCH E100-01-02 TO THE SOUTH, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; CLOSING SAID PUBLIC RIGHT-OF-WAY TO PUBLIC TRAVEL; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

6. Consideration and possible action to approve Resolution 2021-R-07;
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 ADOPTING A SCHEDULE OF FEES FOR FIRE PREVENTION PERMITS ISSUED BY THE CITY; REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.

7. Consideration and possible action to direct staff on minimum design requirements for future city facilities. (Requested by Council Member Albert) (Tabled 3/15/2021)

8. Discussion on the Capital Projects Fund Budget.

9. Discussion and possible action on the following as requested by Council Member Davis;
   a. In Person Meetings
   b. Budget Workshops
   c. Animal Control/Possible Interlocal with the City of Pearland

10. Consideration and possible action to direct staff on the receivables from the City Council Vision/Planning Meeting.

11. Discussion/Update on Boards and Commissions trainings as requested by Mayor Davison.

Consent Agenda

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

a. Acceptance of the infrastructure improvements for Pomona Parkway Phase 3 and release of the associated maintenance bonds.

b. Concurrence with the City Managers appointment of Keith Traylor as department head of the Fire and Safety Department.

c. Approve a 180 extension for Centerpoint Energy to construct, operate and maintain its gas and electric facilities in City ROW's to expire October 8, 2021.

d. Acceptance of the Meeting Minutes to date.

Executive Session

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

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

C E R T I F I C A T I O N

- I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on April 2, 2021 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

On File____

TAMMY BELL, CITY SECRETARY

CITY OF MANVEL, TEXAS

ORDINANCE NO. 2021-O-13

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE CLOSING OF A CITY RIGHT-OF-WAY CONSISTING OF A 60' BY 3,000' STRIP OF IOWA LANE, OUT OF TRACTS 2A, 2B, AND 2C OF A0459 ACH&B, BOUNDED BY COUNTY ROAD 58 TO THE NORTH AND BRAZORIA DRAINAGE DISTRICT 4 DITCH E100-01-02 TO THE SOUTH, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; CLOSING SAID PUBLIC RIGHT-OF-WAY TO PUBLIC TRAVEL; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, on December 2, 2020, the City of Manvel received a letter from the Gulf Coast Water Authority (GCWA) requesting removal of a dilapidated bridge on Iowa Lane over the GCWA canal (known as Lateral 10); and

WHEREAS, the removal of the bridge over Lateral 10 will require official closure of a part of Iowa Lane to through traffic; and

WHEREAS, in addition to the request from GCWA, the City has received notice from VDB Partners, Ltd., the adjacent property owner of the underlying tract(s), that the City is authorized to take whatever steps are necessary to close Iowa Lane and remove the bridge over the canal; and

WHEREAS, the City of Manvel has reviewed the request and agrees that the dilapidated state of the bridge presents a need to remove the bridge and for closing off that portion of Iowa Lane, in the interest of the public health and safety; and

WHEREAS, due to the resulting uncertainty of access heading north from Iowa Lane from near the intersection with Del Bello Boulevard, as the remaining tracts are developed, Iowa Lane is recommended to be closed from the DD4 ditch E100-01-02 all the way north to County Road 58; and

WHEREAS, in accordance with the City's abandonment procedure adopted by Resolution 2015-R-10, the City has held a public hearing to solicit input on the closing of this portion of Iowa Lane; and

WHEREAS, the City Council has determined that it is in the best interest of the City of Manvel to close this portion of Iowa Lane to public travel; now, therefore;

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

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

Section 2. The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity require the closing of the portion of Iowa Lane consisting of:

A 60' BY 3,000' STRIP OF IOWA LANE, OUT OF TRACTS 2A, 2B, AND 2C OF A0459 ACH&B, BOUNDED BY COUNTY ROAD 58 TO THE NORTH AND BRAZORIA DRAINAGE DISTRICT 4 DITCH E100-01-02 TO THE SOUTH,

in Manvel, Texas, and described and depicted in Exhibit A, attached hereto and incorporated herein.

Section 3. The right-of-way depicted in Exhibit "A" attached hereto and made a part hereof for all purposes, located within the City of Manvel, Brazoria County, Texas, is hereby closed. Said portion of Iowa Lane is NOT ABANDONED but is closed as a public way. The city council directs the city manager to take all steps needed to ensure there is resulting safety hazard to motorists and pedestrians.

Section 4. To the extent city approval is necessary, the City of Manvel hereby authorizes GCWA to remove the bridge over Lateral 10 and perform the actions needed to ensure there is no safety hazard to motorists and pedestrians.

Section 5. Repealer. All ordinances or parts of ordinances, or resolutions, official or unofficial policies, or practices inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

Section 6. Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

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

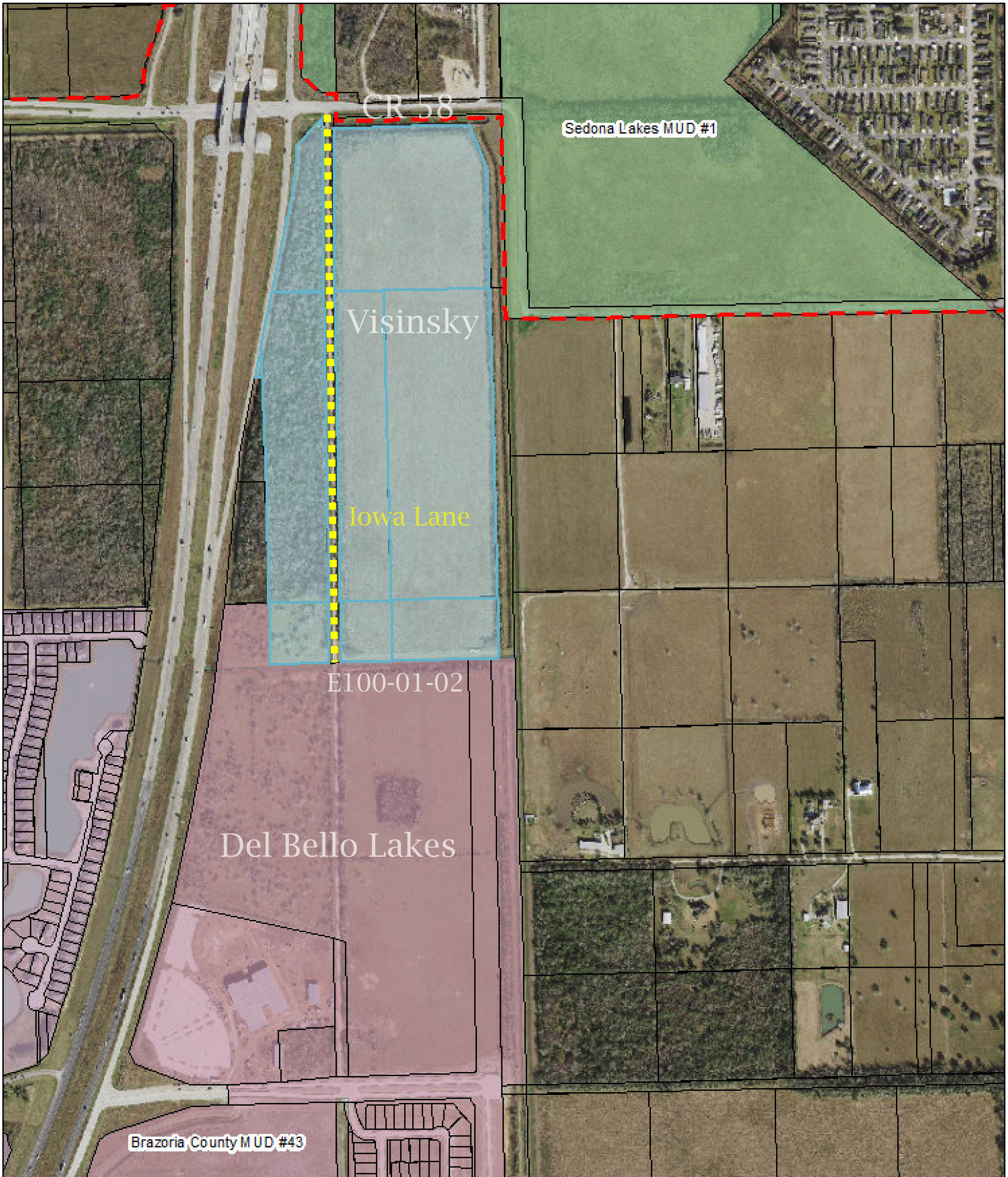
____
Debra Davison, Mayor

ATTEST:

____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

____
Robert Gervais, City Attorney



City of Manvel

20025 Hwy 6
Manvel, Texas 77578
(281) 489-0630
http://www.cityofmanvel.com/cms/

Manvel GIS Mapping

1 " = 800 '

How you can help

- Be the voice! Speak up and report when you suspect abuse or neglect.
- Sponsor a BCAC fundraiser or event.
- Donate snack, juices, toys, clothes, toiletries, or other items for our rainbow room program.
- Volunteer for BCAC and encourage others to join you.
- Donating financial support to sustain and enhance current and new programs.
- Donating new and/or gently used toys, clothes, and other materials for children and their families in need.

Rainbow Room Program

When crisis and trauma happen, it is important make the victim(s) feel safe and comfortable as quickly as possible. This program helps provide immediate needs for children and their families who are in critical situations.

Brazoria County Alliance for Children, Inc. is a 501 (3) nonprofit organization. As a nonprofit organization, we rely on contributions and voluntary support to sustain and provide our programs for others.
We thank you for your dedication and support!

Volunteer Opportunities

We are always seeking outgoing and dedicated volunteers for our rainbow room, offices, and our events. Come by our office to pick up an application today!

Children are the future!

BCAC

BRAZORIA COUNTY ALLIANCE FOR CHILDREN INC

Locations

139 E. MYRTLE ST. ANGLETON, TX 77515

2947 E. BROADWAY STE. 300,
PEARLAND, TX 77581

Contact Us

P: (979) 849-2500
F: (979) 849-2507

FOR MORE INFORMATION VISIT
HTTPS://WWW.CAC-BC.ORG/

Breaking the cycle of abuse one child at a time.

Who we are

Here at Brazoria County Alliance for Children, we provide an array of services and resources for abused and neglected children and their families. By partnering up with multiple service providers, we can help reduce trauma to child victims, promote emotional healing to victims and their families, and keep our communities safe by holding offenders accountable for their crimes against children.

What we provide

Forensic Interviews

The forensic Interviewer conducts forensic interviews and participates as part of the multi-disciplinary team on child abuse cases and assists with the recommendation of therapy and medical exams for clients.

Family Advocacy

The family advocate maintains continuous contact with the family in order to help throughout the course of the investigation. They also provide referals for medical exams, therapy, and other social services as needed. Family advocates provide court accompaniment for children and their families if the case eneters into a criminal trial. Theyalso monitor case progress and provide crisis intervention, education and support to clients and their non-offending caregivers.

Every child is a different kind of flower and altogether make this world a beautiful garden

Medical Exams

BCAC partners with Texas Children's Hospital to provide free non-emergency medical exams. These medical exams are scheduled through our family advocates.

Crisis & Ongoing Trauma Based Therapy

Our therapists assess the child's cognitive, development, emotional, and social status of each child. Once an assessment is made the therapist discusses interventions and a care plan to lead a child to hope and healing from their tragedy.

Required Auditor Disclosure Letter

March 10, 2021

To the Honorable Mayor and
City Council Members of the
City of Manvel, Texas:

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Manvel, Texas (the "City") as of and for the year ended September 30, 2020, and have issued our report thereon dated March 10, 2021. Professional standards require that we provide the City Council (the "governing body") with information about our responsibilities under generally accepted auditing standards related, as well as certain information related to the planned scope and timing of our audit.

I. Our Responsibility under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter dated March 29, 2018, our responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with the governing body's oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve the governing body or management of its responsibilities.

II. Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to management in our engagement letter dated March 29, 2018.

III. Significant Audit Findings

1. Qualitative Aspects of Accounting Practices

A. Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in the notes to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

B. Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

   Management's estimate of the useful lives of capital assets as based on industry standards relating to capital assets. We evaluated the key factors and assumptions used to develop the useful lives of capital assets in determining that they are reasonable in relation to the financial statements taken as a whole.

   Estimates are used in the calculation of the pension liability and the required annual contribution. The Texas Municipal Retirement System (TMRS) hire a licensed actuary to make key assumptions and to perform calculations, as well as an independent auditor to review those assumptions and calculations. We evaluated the reasonableness of the employee data provided by the City to TMRS.

   Estimates are used in the calculation of the other postemployment benefits liability related to retiree death benefits. TMRS hires a licensed actuary to make key assumptions and to perform calculations, as well as an independent auditor to review those assumptions and calculations. We evaluated the reasonableness of the employee data provided by the City to TMRS.

C. The disclosures in the financial statements are neutral, consistent, and clear. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements was:

   The disclosure of long-term debt in the financial statements is significant to financial statement users because it discloses the City's long-term financial obligations.

2. Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

3. Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. The attached schedule summarizes both material and immaterial misstatements detected as a result of our audit procedures.

4. Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

5. Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 10, 2021.

6. Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the City’s financial statements or a determination of the type of auditors’ opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

7. Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

IV. Other Matters

We applied certain limited procedures to the Required Supplementary Information (RSI), as identified on the table of contents, which supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on supplementary information, which accompanies the financial statements but is not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section, which accompanies the financial statements but is not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

V. Restrictions on Use

This information is intended solely for the use of the Mayor, City Council, and management and is not intended to be, and should not be, used by anyone other than these specified parties.

Belt Harris Pechacek, LLLP
Certified Public Accountants
Houston, Texas

March 10, 2021

Belt Harris Pechacek, LLLP
3210 Bingle Road, Suite 300
Houston, TX 77055

This representation letter is provided in connection with your audit(s) of the financial statements of City of Manvel, Texas (the "City"), which comprise the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information as of September 30, 2020, and the respective changes in financial position and, where applicable, cash flows for the period then ended, and the related disclosures (collectively, the "financial statements"), for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We understand that you prepared the trial balance for use during the audit and that your preparation of the trial balance was limited to formatting information into a working trial balance based on management's chart of accounts.

We understand that as part of your audit, you prepared certain adjusting journal entries and acknowledge that we have reviewed and approved those entries and accepted responsibility for them.

We confirm, to the best of our knowledge and belief, as of the date of this letter, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated March 29, 2018, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
2. The financial statements are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
3. We have participated in an exit conference conducted at the conclusion of the performance of the audit at either a designated meeting with management or at the presentation of the final audit report, whereby we have reviewed and approved all recommended audit adjustments by the auditor for the financial statements. Additionally, while at this exit conference, we have reviewed and approved the financial report as a whole.

4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
5. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
6. Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
7. Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the aforementioned financial statements.
8. The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
9. Guarantees, whether written or oral, under which the City is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

10. We have provided you with:
    a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters.
    b. Additional information that you have requested from us for the purpose of the audit.
    c. Unrestricted access to persons within the City from whom you determined it necessary to obtain audit evidence.
    d. Minutes of the meetings of City Council or summaries of actions of recent meetings for which minutes have not yet been prepared.
11. All material transactions have been recorded in the accounting records and are reflected in the financial statements.
12. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
13. We have no knowledge of any fraud or suspected fraud that affects the City and involves:
    a. Management,
    b. Employees who have significant roles in internal control, or
    c. Others where the fraud could have a material effect on the financial statements.
14. We have no knowledge of any allegations of fraud or suspected fraud affecting the City's financial statements communicated by employees, former employees, regulators, or others.
15. We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.
16. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
17. We have disclosed to you the identity of the City's related parties and all the related party relationships and, including any side agreements.

Government—specific

18. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
19. We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
20. The City has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.
21. We are responsible for compliance with the laws, regulations, and provisions of contracts, and grant agreements applicable to us, including tax or debt limits and debt contracts; and legal and contractual provisions for reporting specific activities in separate funds.
22. We have appropriately disclosed all information for conduit debt obligations in accordance with GASB No. 91.
23. We have identified and disclosed to you all instances, which have occurred or are likely to have occurred, of fraud and noncompliance with provisions of laws and regulations that we believe have a material effect on the financial statements or other financial data significant to the audit objectives, and any other instances that warrant the attention of those charged with governance.
24. We have identified and disclosed to you all instances, which have occurred or are likely to have occurred, of noncompliance with provisions of contracts and grant agreements that we believe have a material effect on the determination of financial statement amounts or other financial data significant to the audit objectives.
25. We have identified and disclosed to you all instances, which have occurred or are likely to have occurred, of abuse that could be quantitatively or qualitatively material to the financial statements or other financial data significant to the audit objectives.
26. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
27. As part of your audit, you assisted with preparation of the financial statements and related disclosures and attached journal entries. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and related disclosures and attached journal entries.
28. The City has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
29. The City has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
30. The financial statements include all component units, appropriately present majority equity interests in legally separate organization and joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
31. The financial statements properly classify all funds and activities in accordance with GASB Statement No. 34, as amended.
32. All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.

33. Components of net position (net investment in capital assets, restricted, and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
34. Investments are properly valued.
35. Provisions for uncollectible receivables have been properly identified and recorded.
36. Expenses have been appropriately classified in or allocated to functions and programs in the Statement of Activities, and allocations have been made on a reasonable basis.
37. Revenues are appropriately classified in the Statement of Activities within program revenues and general revenues.
38. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
39. Deposits and investment are properly classified as to risk and are properly disclosed.
40. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
41. We have appropriately disclosed the City's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available and have determined that net position is properly recognized under the policy.
42. We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting.
43. We acknowledge our responsibility for the Required Supplementary Information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
44. With respect to the combining statements and schedules, we acknowledge our responsibility for presenting the combining statements and schedules in accordance with accounting principles generally accepted in the United States of America, and we believe the combining statements and schedules, including their form and content, are fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the combining statements and schedules have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
45. Unused lines of credit, collateral pledged to secure debt, certain contractual debt terms (such as significant defaults or termination events), and direct borrowings and private placements have been properly disclosed.
46. There are no known outstanding liabilities related to any economic incentive and/or development agreements.
47. With respect to federal award programs, we received and expended less than $750,000 in federal awards and, therefore, are not subject to provision of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Kyle Jung, City Manager

Chris Thomas, Finance Director

Client: ***City of Manvel, Texas***
Engagement: ***4.1 - Manvel 09/30/2020***
Period Ending: ***9/30/2020***
Trial Balance: ***2.2.01 - TB***
Workpaper: ***2.5.06 - Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries JE # 1		**F.06**		
To adjust for GASB 68 in Fund 40.				
40.00.2100	Net Pension Liability		18,060.70	
40.00.2511	D.O. Diff in Expected and Actual Experience		2,048.14	
40.00.2513	Def Inf - Diff in expected and actual experience		523.98	
40.00.2100	Net Pension Liability			
40.00.2510	D.O. Subsequent Contributions			1,570.18
40.00.2512	Ded Inf - Diff in projected and actual Earnings			13,653.38
40.00.2514	Deferred inflows -Change in assumptions			354.87
40.10.5041	Pension Expense			5,054.39
Total			**20,632.82**	**20,632.82**
Adjusting Journal Entries JE # 2		**I.06**		
To adjust for bonds series 2019.				
51.51.7105	Bond Issuance Costs		89,006.87	
51.07.4831	Bond Premium			89,006.87
Total			**89,006.87**	**89,006.87**
Adjusting Journal Entries JE # 3				
PBC - To correct accounts payable entry.				
90.10.7600	Contingency		740,000.00	
90.00.2000	Accounts Payable			740,000.00
Total			**740,000.00**	**740,000.00**
Adjusting Journal Entries JE # 4		**2.4.03**		
To reverse client entry of encumbered funds for FY21.				
10.00.3200	Reserved for Encumbrances		7,500.00	
10.00.3200	Reserved for Encumbrances		8,000.00	
10.00.3200	Reserved for Encumbrances		20,000.00	
10.00.3200	Reserved for Encumbrances		30,000.00	
10.00.3200	Reserved for Encumbrances		60,000.00	
10.00.3200	Reserved for Encumbrances		75,000.00	
10.00.3200	Reserved for Encumbrances		300,000.00	
10.10.5230	Office Expense			8,000.00
10.10.5800	Eng/Consulting/Planning Fees			30,000.00
10.20.5240	Minor Tools & Equipment			3,500.00
10.20.5440	Computer Maintenance/Support			75,000.00
10.20.5645	Training & Travel			4,000.00
10.50.6035	Capital Outlay - Street Reconstruction			300,000.00
10.90.5458	Maintenance Agreements			20,000.00
10.90.6020	Capital Outlay - Equipment			60,000.00
Total			**500,500.00**	**500,500.00**
Adjusting Journal Entries JE # 5		**2.4.04**		
PBC - To adjust account 10.00.2081 to $0.				
10.05.4400	Court Fines		12,082.46	
10.00.2081	Payable - State			12,082.46
Total			**12,082.46**	**12,082.46**

Client: ***City of Manvel, Texas***
Engagement: ***4.1 - Manvel 09/30/2020***
Period Ending: ***9/30/2020***
Trial Balance: ***2.2.01 - TB***
Workpaper: ***2.5.06 - Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries JE # 6		**J.01**		
To adjust fund balance.				
10.40.5230	Office Expense		1,502.96	
10.00.3500	Fund Balance-Unassigned			1,502.96
Total			**1,502.96**	**1,502.96**
Adjusting Journal Entries JE # 7		**C.01**		
To adjust sales tax receivable.				
10.00.1122	Allowance For Uncoll Prop Tax		22,328.63	
10.00.2600	Deferred Property Tax		15,636.22	
30.00.1122	Allowance For Uncoll Prop Tax		4,341.70	
30.00.2300	Deferred Revenue-Ad Valorem		2,748.35	
10.00.1110	Property Taxes Receivable			27,869.53
10.00.1121	P & I Receivable			10,095.32
30.00.1110	Property Taxes Receivable			5,468.10
30.00.1121	P & I Receivable			1,621.95
Total			**45,054.90**	**45,054.90**
Adjusting Journal Entries JE # 8		**2.4.05**		
PBC - To recognize MEDC sales tax revenue.				
10.00.2190	Due To MEDC		77,208.67	
10.00.2190	Due To MEDC		105,334.54	
90.00.1130	A/R Sales Tax		77,208.67	
90.00.1130	A/R Sales Tax		105,331.54	
10.00.1130	A/R Sales Tax			77,208.67
10.00.1130	A/R Sales Tax			105,334.54
90.02.4030	Sales Tax Revenues			77,208.67
90.02.4030	Sales Tax Revenues			105,331.54
Total			**365,083.42**	**365,083.42**
Adjusting Journal Entries JE # 9		**2.5.06**		
PBC - To adjust water and wastewater revenue.				
40.00.1120	Accounts Receivable		35,261.95	
40.00.1120	Accounts Receivable		39,707.85	
40.00.2580	Customer Deposits Payable		181.26	
40.07.4811	Other Income		50.00	
40.08.4301	Water Revenue		32,689.29	
40.08.4390	Late Penalty Fees		1,849.75	
40.00.1120	Accounts Receivable			34,770.30
40.08.4301	Water Revenue			18,548.39
40.08.4301	Water Revenue			20,444.16
40.08.4302	Wastewater Revenue			15,750.19
40.08.4302	Wastewater Revenue			19,263.69
40.08.4390	Late Penalty Fees			963.37
Total			**109,740.10**	**109,740.10**

Client: ***City of Manvel, Texas***
Engagement: ***4.1 - Manvel 09/30/2020***
Period Ending: ***9/30/2020***
Trial Balance: ***2.2.01 - TB***
Workpaper: ***2.5.06 - Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries JE # 10		**2.4.07**		
PBC - To recognize MEDC check received as Other Income.				
50.07.4960	Transfer In - MEDC Fund		700,000.00	
50.07.4811	Other Income			700,000.00
Total			**700,000.00**	**700,000.00**
Adjusting Journal Entries JE # 11		**C.10/C.02**		
To adjust the deferred tax for TIRZ				
10.02.4031	Sales Tax Rebate		6,741.73	
80.00.1065	Investments - Logic		6,741.73	
81.00.2600	Deferred Property Tax		6,715.48	
81.95.8587	Transfer Out - SMDA Fund		6,741.73	
10.00.1065	Investments - Logic			6,741.73
80.09.4961	Transfer In - TIRZ #3			6,741.73
81.00.1128	A/R - Brazoria County			6,715.48
81.02.4030	Sales Tax Revenues			6,741.73
Total			**26,940.67**	**26,940.67**
Adjusting Journal Entries JE # 12		**F.03a**		
To adjust compensated absences to actual.				
40.00.2590	Compensated Absences Payable		14,950.64	
40.10.5000	Salaries			14,950.64
Total			**14,950.64**	**14,950.64**
Adjusting Journal Entries JE # 13		**2.4.08**		
PBC - To correct FICA expenses				
10.00.2011	Payroll Taxes Payable		22,059.50	
10.00.2027	Payables - FICA		5,727.94	
10.00.2027	Payables - FICA		5,727.94	
10.10.5010	FICA Expense			33,515.38
Total			**33,515.38**	**33,515.38**
Adjusting Journal Entries JE # 14		**H.01**		
To adjust capital assets to actual for fund 40				
40.00.1700	Construction in Progress		53,000.00	
40.00.1750	Plant and Improvements		13,500.00	
40.00.1755	Wastewater & Lift Station		28,400.00	
40.00.1755	Wastewater & Lift Station		117,506.00	
40.00.1755	Wastewater & Lift Station		336,138.00	
40.00.1755	Wastewater & Lift Station		360,450.00	
40.54.8410	Depreciation Expense		268,626.75	
40.00.1700	Construction in Progress			482,044.00
40.00.1800	Accumulated Depreciation			268,626.75
40.08.4971	Contributed Capital			53,000.00
40.08.4971	Contributed Capital			360,450.00
40.54.5310	Meter Replacement Program			13,500.00
Total			**1,177,620.75**	**1,177,620.75**

Client: ***City of Manvel, Texas***
Engagement: ***4.1 - Manvel 09/30/2020***
Period Ending: ***9/30/2020***
Trial Balance: ***2.2.01 - TB***
Workpaper: ***2.5.06 - Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries JE # 15		**H.02**		
To post gain on trade-in.				
12.91.6030	Capital Outlay - Vehicle		9,000.00	
12.91.6030	Capital Outlay - Vehicle		10,000.00	
12.07.4815	Gain on Sale of Asset Disposal			19,000.00
Total			**19,000.00**	**19,000.00**
Adjusting Journal Entries JE # 16		**H.01**		
To adjust capital asset accounts for fund 12.				
12.00.1710	Vehicles		256,366.00	
12.10.6370	Depreciation Expense		144,055.00	
12.00.1800	Accumulated Depreciation			144,055.00
12.91.6030	Capital Outlay - Vehicle			46,478.00
12.91.6030	Capital Outlay - Vehicle			99,500.00
12.91.6030	Capital Outlay - Vehicle			110,388.00
Total			**400,421.00**	**400,421.00**
Adjusting Journal Entries JE # 17		**E.01**		
To adjust AP and post encumbrance.				
50.00.2000	Accounts Payable		31,527.00	
50.00.3500	Fund Balance-Unassigned		31,527.00	
50.00.3200	Reserve for Encumbrances			31,527.00
50.91.6030	Capital Outlay - Vehicle			31,527.00
Total			**63,054.00**	**63,054.00**
Adjusting Journal Entries JE # 18		**E.08**		
To adjust retainage payable.				
50.91.7408	City Hall Bldg-Expansion		85,709.04	
50.00.2025	Retainage Payable			85,709.04
Total			**85,709.04**	**85,709.04**
Adjusting Journal Entries JE # 19		**A.06b/2.4.10**		
To restrict 90% MEDC sales tax collections per MOU with City.				
90.00.1001	Restricted Cash in Bank		117,506.65	
90.00.1000	Cash in Bank			117,506.65
Total			**117,506.65**	**117,506.65**

ANNUAL FINANCIAL REPORT

of the

City of Manvel, Texas

For the Year Ended
September 30, 2020

(This page intentionally left blank.)

CITY OF MANVEL, TEXAS

TABLE OF CONTENTS

September 30, 2020

City of Manvel, Texas

TABLE OF CONTENTS

September 30, 2020

INTRODUCTORY SECTION

(This page intentionally left bank.)

City of Manvel, Texas

PRINCIPAL OFFICIALS

September 30, 2020

City Officials	Elective Position	Term Expires
Debra Davison	Mayor	2023
Jason Albert	Council Member	2023
Niccole Liston-Tyson	Council Member	2023
Dan Davis	Council Member	2022
Jerome Hudson	Council Member	2022
Larry Akery	Council Member	2021
Lorraine Hehn	Council Member	2021

Key Staff	Position
Kyle Jung	City Manager
Chris Thomas	Director of Finance
Bobby Gervais	City Attorney
Tammy Bell	City Secretary
Keith Traylor	Police Chief
Jay White	Director of Public Works
Annie Torres	Municipal Court Administrator

(This page intentionally left blank.)

FINANCIAL SECTION

(This page intentionally left blank.)

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and
City Council Members of the
City of Manvel, Texas:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Manvel, Texas (the "City"), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City as of September 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, budgetary comparison information, schedules of changes in net pension and total other postemployment benefits liability/(asset) and related ratios, and schedule of contributions, identified as Required Supplementary Information on the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the Required Supplementary Information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section and combining statements and schedules are presented for purposes of additional analysis and are not required parts of the basic financial statements.

The combining statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements and schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

 ACEK, LLLP

Belt Harris Pechacek, LLLP
Certified Public Accountants
Houston, Texas
March 10, 2021

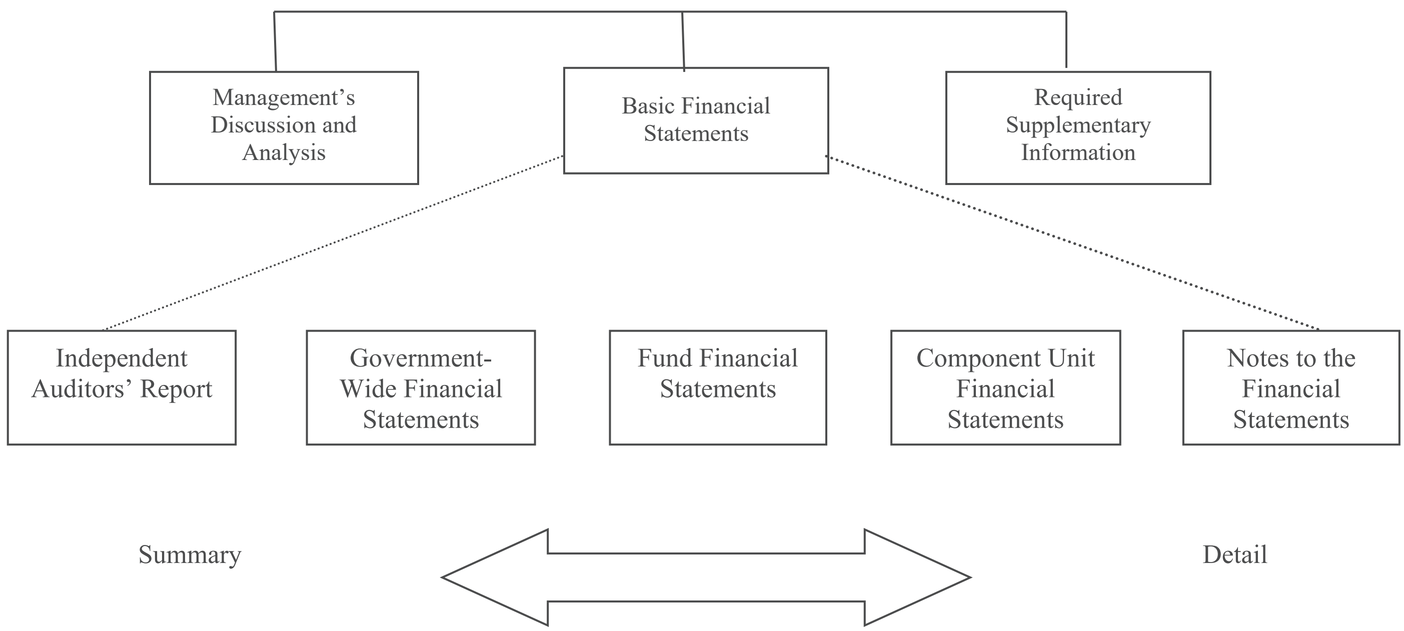
MANAGEMENT'S DISCUSSION AND ANALYSIS

(This page intentionally left blank.)

The purpose of the Management's Discussion and Analysis (MD&A) is to give the readers an objective and easily readable analysis of the financial activities of the City of Manvel, Texas (the "City") for the year ended September 30, 2020. The analysis is based on currently known facts, decisions, or economic conditions. It presents short and long-term analysis of the City's activities, compares current year results with those of the prior year, and discusses the positive and negative aspects of that comparison. Please read the MD&A in conjunction with the City's financial statements, which follow this section.

THE STRUCTURE OF OUR ANNUAL REPORT

Components of the Financial Section



The City's basic financial statements include (1) government-wide financial statements, (2) individual fund financial statements, and (3) notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Statements

The government-wide statements report information for the City as a whole. These statements include transactions and balances relating to all assets, including infrastructure capital assets. These statements are designed to provide information about cost of services, operating results, and financial position of the City as an economic entity. The Statement of Net Position and the Statement of Activities, which appear first in the City's financial statements, report information on the City's activities that enable the reader to understand the financial condition of the City. These statements are prepared using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account even if cash has not yet changed hands.

The Statement of Net Position presents information on all of the City's assets, liabilities, and deferred outflows/inflows of resources, with the difference reported as *net position.* Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other nonfinancial factors, such as the City's property tax base and the condition of the City's infrastructure, need to be considered in order to assess the overall health of the City.

The Statement of Activities presents information showing how the City's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows using the accrual method rather than modified accrual that is used in the fund level statements.

The Statement of Net Position and the Statement of Activities divide the City's financials into two classes of activities:

1. *Governmental Activities* – Most of the City's basic services are reported here including general government; public safety; public works; information technology; and library, parks, and recreation. Interest payments on the City's debt are also reported here. Sales tax, property tax, franchise fees, municipal court fines, and permit fees finance most of these activities.

2. *Business-Type Activities* – Services involving a fee for those services are reported here. These services include the City's water distribution and wastewater collection/treatment.

The government-wide financial statements include not only the City itself (known as the primary government), but also a legally separate economic development corporation, for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found after the MD&A.

FUND FINANCIAL STATEMENTS

Funds may be considered as operating companies of the parent corporation, which is the City. They are usually segregated for specific activities or objectives. The City uses fund accounting to ensure and demonstrate compliance with finance related legal reporting requirements. The two categories of City funds are governmental and proprietary.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources,* as well as *on balances of spendable resources* available at the end of the year. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains 12 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the debt service fund, and the capital projects fund, which are considered to be major funds for reporting purposes.

The City adopts an annual appropriated budget for its general fund, debt service fund, hotel taxes fund, court security fund, court technology fund, TIRZ No. 3 fund, South Manvel Redevelopment Authority fund, community impact fund, park fund, and the PEG fees fund. Budgetary comparison schedules have been provided for these funds to demonstrate compliance with the budgets.

Proprietary Funds

The City maintains two types of proprietary funds. The enterprise fund is used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses the enterprise fund to account for its water distribution and wastewater collection/treatment. The proprietary fund financial statements provide separate information for the water distribution and wastewater collection/treatment operations. The basic proprietary fund financial statements can be found in the basic financial statements of this report.

The City also uses an internal service fund to account for vehicle and equipment replacement costs. This internal service fund has been included within governmental activities in the government-wide financial statements.

Notes to Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are the last section of the basic financial statements.

Other Information

In addition to basic financial statements, MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). The RSI includes a budgetary comparison schedule for the general fund and schedules of changes in net pension and total other postemployment benefits liability/(asset) and related ratios and the schedule of contributions for the Texas Municipal Retirement System. RSI can be found after the notes to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the City's financial position. Assets and deferred outflows of resources exceed liabilities and deferred inflows of resources by $26,908,694 as of year end for the primary government. A portion of the City's net position, 54%, reflects its investments in capital assets (e.g., land, buildings, equipment, streets, and drainage systems) less any debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

Statement of Net Position

The following table reflects the condensed Statement of Net Position:

	Governmental Activities		Business-Type Activities		Reconciliation		Reconciled Total Primary Government	
	2020	2019	2020	2019	2020	2019	2020	2019
Current and other assets	$ 27,231,616	$ 25,034,766	$ 577,838	$ 280,952	$ -	$ -	$ 27,809,454	$ 25,315,718
Capital assets, net	14,482,561	9,276,527	10,979,418	10,821,095	-	-	25,461,979	20,097,622
Total Assets	41,714,177	34,311,293	11,557,256	11,102,047	-	-	53,271,433	45,413,340
Deferred charge on refunding	8,150	9,508	-	-	-	-	8,150	9,508
Deferred outflows - pensions	280,919	419,991	17,912	24,765	-	-	298,831	444,756
Deferred outflows - OPEB	19,607	5,792	-	-	-	-	19,607	5,792
Total Deferred Outflows of Resources	308,676	435,291	17,912	24,765	-	-	326,588	460,056
Long-term liabilities	24,489,871	22,353,275	22,737	55,748	-	-	24,512,608	22,409,023
Other liabilities	1,894,520	1,836,285	155,600	123,718	-	-	2,050,120	1,960,003
Total Liabilities	26,384,391	24,189,560	178,337	179,466	-	-	26,562,728	24,369,026
Deferred inflows- pensions	112,987	24,758	7,866	1,713	-	-	120,853	26,471
Deferred inflows- OPEB	5,746	4,684	-	-	-	-	5,746	4,684
Total Deferred Inflows of Resources	118,733	29,442	7,866	1,713	-	-	126,599	31,155
Net Position:								
Net investment in capital assets	5,017,621	3,695,245	10,979,418	10,821,095	(1,388,578)	(1,983,403)	14,608,461	12,532,937
Restricted	5,381,947	4,437,753	-	-	-	-	5,381,947	4,437,753
Unrestricted	5,120,161	2,394,584	409,547	124,538	1,388,578	1,983,403	6,918,286	4,502,525
Total Net Position	$ 15,519,729	$ 10,527,582	$ 11,388,965	$ 10,945,633	$ -	$ -	$ 26,908,694	$ 21,473,215

A portion of the primary government's net position, $5,381,947, represents resources that are subject to restrictions on how they may be used. The remaining balance of unrestricted net position, $6,918,286, may be used to meet the City's ongoing obligation to citizens and creditors. Net position increased by $5,435,479 compared to the prior year.

The City has issued and repaid debt in its governmental activities for which the proceeds were used to construct capital assets for the business-type activities. With one activity carrying the capital asset and another carrying the debt, the result is an unusual net position presentation. The City has included a reconciliation column in the Statement of Net Position adjusting the net investment in capital assets. Net debt associated with governmental activities, in the amount of $1,388,578, is being used to finance capital assets reported in business-type activities. Accordingly, this amount has been added back to unrestricted net position and deducted from net investment in capital assets in total for the primary government.

Compared to the prior year, current and other assets increased from an increase in cash and cash equivalents resulting from an operating surplus and the issuance of new debt and grants receivables from the Coronavirus Relief Funds grant. Capital assets increased due to the current year construction and purchase of various capital assets. Long-term liabilities increased due to issuance of new debt. Other liabilities increased due to an increase in accounts payable related to various outstanding projects.

Statement of Activities

The following table provides a summary of the City's changes in net position:

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2020	**2019**	**2020**	**2019**	**2020**	**2019**
Revenues						
Program revenues:						
Charges for services	$ 4,092,787	$ 3,386,848	$ 910,390	$ 720,495	$ 5,003,177	$ 4,107,343
Operating grants and contributions	745,380	107,369	-	-	745,380	107,369
General revenues:						
Property taxes	5,446,299	5,150,900	-	-	5,446,299	5,150,900
Sales taxes	1,885,016	1,666,969	-	-	1,885,016	1,666,969
Other taxes and fees	636,098	668,718	-	-	636,098	668,718
Investment earnings	234,148	494,453	-	336	234,148	494,789
Gain on disposal of capital assets	19,000	17,299	-	-	19,000	17,299
Other revenues	71,031	268,758	-	-	71,031	268,758
Total Revenues	13,129,759	11,761,314	910,390	720,831	14,040,149	12,482,145
Expenses						
General government	1,881,713	2,511,525	-	-	1,881,713	2,511,525
Public safety	3,270,798	2,965,886	-	-	3,270,798	2,965,886
Public works	1,152,094	1,910,204	-	-	1,152,094	1,910,204
Library, parks, and recreation	90,050	84,113	-	-	90,050	84,113
Information technology	302,780	-	-	-	302,780	-
Interest on long-term debt	710,976	629,435	-	-	710,976	629,435
Water and sewer	-	-	1,196,259	1,251,983	1,196,259	1,251,983
Total Expenses	7,408,411	8,101,163	1,196,259	1,251,983	8,604,670	9,353,146
Increase (Decrease) in Net Position Before Transfers	5,721,348	3,660,151	(285,869)	(531,152)	5,435,479	3,128,999
Transfers in (out)	(729,201)	(826,706)	729,201	826,706	-	-
Change in Net Position	4,992,147	2,833,445	443,332	295,554	5,435,479	3,128,999
Beginning net position	10,527,582	7,694,137	10,945,633	10,650,079	21,473,215	18,344,216
Ending Net Position	$ 15,519,729	$ 10,527,582	$ 11,388,965	$ 10,945,633	$ 26,908,694	$ 21,473,215

For the year ended September 30, 2020, revenues from governmental activities totaled $13,129,759. Revenues increased $1,368,445 compared to the prior year. This increase was largely due to an increase in charges for services from an increase in permits issued, plan reviews and right-of way revenues for pipeline crossing fees, an increase in property tax revenues resulting from an increase in the assessed values of properties within the City, and an increase in sales tax funds received from the State. These increases were partially offset by the decrease in investment earnings and other revenues from a prior year right-of-way sale.

For the year ended September 30, 2020, expenses for governmental activities totaled $7,408,411. Total expenses decreased $692,752 compared to the prior year, which can be attributed primarily to decreases in personnel costs, contracted inspections, and street reconstruction projects.

Business-type activities net position increased by $443,332. Current year revenues increased $189,559 compared to the prior year mainly due to an increase in total billings due to an increase in consumption. Current year expenses decreased by $55,724 primarily due to an decrease in repair and maintenance costs.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds – The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the year.

The City's governmental funds reflect a combined fund balance of $24,741,608. Of this, $394,628 is restricted for debt service, $818,747 is restricted by enabling legislation, $381,638 is restricted for a tax increment reinvestment zone, $15,106,760 is restricted for capital projects, $786,376 is restricted for special projects, $291,798 is committed for road maintenance, $272,282 is nonspendable in the form of prepaid items, and $6,689,379 is unassigned.

The general fund had an increase in fund balance of $2,612,030. The general fund reported a fund balance of $6,983,272. The general fund total fund balance makes up approximately 98 percent of the annual general fund expenditures. Compared to the prior year, revenues increased $1,760,060 due to an increase in property tax revenues related to an increase in the assessed values of properties within the City, as well as increases in permits issued, plan reviews, right-of -way revenues. Expenditures decreased $46,967 compared to the prior year. This decrease was the result of decreases public works expenditures due to a decrease in street and sidewalk repairs.

The debt service fund had an increase in fund balance of $60,030 largely due to property tax revenues collected being greater than the debt service payments.

The capital projects fund had a fund balance of $15,376,947 which was a decrease of $778,699 compared to the prior year due to an increase in capital improvement cost.

Proprietary Funds – The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

GENERAL FUND BUDGETARY HIGHLIGHTS

Actual revenues were more than the final budgeted revenues by $1,188,323 during the year largely due to more revenue from licenses and permits and intergovernmental. General fund expenditures were less than the final budget by $1,354,058 during the year mainly due to positive budget variances in public safety, general government, and public works.

CAPITAL ASSETS

At the end of the year, the City's governmental and business-type activities had invested $25,461,979 in a variety of capital assets and infrastructure (net of accumulated depreciation). This represents a net increase of $5,364,357 from the prior year.

Major capital asset events during the year included the following:

- Purchased 115.5 acres of land on Jordan Rd. for $3,226,452
- Purchased 10 acres of land for the City Complex for $400,233
- City Hall Building costs for $1,869,394
- Cemetery Road waterline loop costs for $360,450
- Purchased one Freightliner for $110,388
- Purchased one John Deere backhoe for $99,500

More detailed information about the City's capital assets is presented in note III. C. to the financial statements.

LONG-TERM DEBT

At the end of the current year, the City had total general obligation bonds, certificates of obligation, and tax anticipation notes outstanding of $22,755,000. Of this amount, $1,390,000 represents general obligation bonds, $21,045,000 represents certificates of obligation, and $320,000 represents tax anticipation notes.

More detailed information about the City's long-term liabilities is presented in note III. D. to the financial statements.

COVID-19

The continued spread of the COVID-19 pandemic has given a rise in uncertainties that may have a significant negative impact on the operating activities and results of the City. The occurrence and extent of such impact will depend on future developments, including (i) the duration and spread of the virus, (ii) government quarantine measures, (iii) the effects on the financial markets, and (iv) the effects on the economy overall, all of which are uncertain.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The City Council approved a $10,693,393 general fund budget for the 2020-2021 fiscal year. This is a 22.4% increase in revenues and expenditures from the prior year amended budget. The tax rate adopted for the fiscal year 2020-2021 budget will be $0.61 per $100 in property valuation, which is a 4.7% decrease compared with fiscal year 2019-2020. The budget will raise more revenue from property taxes than last year's budget by $500,000 due to property appraisal value increases and new property added to the tax roll.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the City's finances. Questions concerning this report or requests for additional financial information should be directed to the Finance Director, City of Manvel, 20025 Morris Avenue, Manvel, Texas 77578 or by telephone at 281.489.0630.

(This page intentionally left blank.)

BASIC FINANCIAL STATEMENTS

City of Manvel, Texas

STATEMENT OF NET POSITION

September 30, 2020

	Primary Government			
	Governmental Activities	Business-Type Activities	Reconciliation	Total
Assets				
Cash and cash equivalents	$ 12,328,435	$ 408,953	$ -	$ 12,737,388
Receivables, net	1,254,578	76,818	-	1,331,396
Due from other governments	-	4,091	-	4,091
Internal balances	20,150	(20,150)	-	-
Prepaid items	272,282	24	-	272,306
Restricted assets:				
Cash and investments	13,356,171	108,102	-	13,464,273
Total Current Assets	27,231,616	577,838	-	27,809,454
Noncurrent assets				
Nondepreciable	9,950,923	2,402,652	-	12,353,575
Net depreciable	4,531,638	8,576,766	-	13,108,404
Total Noncurrent Assets	14,482,561	10,979,418	-	25,461,979
Total Assets	41,714,177	11,557,256	-	53,271,433
Deferred Outflows of Resources				
Deferred charge on refunding	8,150	-	-	8,150
Deferred outflows - pensions	280,919	17,912	-	298,831
Deferred outflows - OPEB	19,607	-	-	19,607
Total Deferred Outflows of Resources	308,676	17,912	-	326,588
Liabilities				
Accounts payable and accrued liabilities	722,527	47,498	-	770,025
Customer deposits	-	108,102	-	108,102
Accrued interest payable	85,226	-	-	85,226
Unearned revenue	1,086,767	-	-	1,086,767
Total Current Liabilities	1,894,520	155,600	-	2,050,120
Noncurrent liabilities:				
Long-term liabilities due within one year	1,533,834	1,063	-	1,534,897
Long-term liabilities due in more than one year	21,902,927	118	-	21,903,045
Net pension liability	969,617	21,556	-	991,173
Total OPEB liability	83,493	-	-	83,493
Total Noncurrent Liabilities	24,489,871	22,737	-	24,512,608
Total Liabilities	26,384,391	178,337	-	26,562,728
Deferred Inflows of Resources				
Deferred inflows - pensions	112,987	7,866	-	120,853
Deferred inflows - OPEB	5,746	-	-	5,746
Total Deferred Inflows of Resources	118,733	7,866	-	126,599
Net Position				
Net investment in capital assets	5,017,621	10,979,418	(1,388,578)	14,608,461
Restricted for:				
Debt service	394,628	-	-	394,628
Enabling legislation	818,747	-	-	818,747
Tax increment reinvestment zone	381,638	-	-	381,638
Special projects	786,376	-	-	786,376
Capital projects	3,000,558	-	-	3,000,558
Manvel Economic Development Corporation	-	-	-	-
Unrestricted	5,120,161	409,547	1,388,578	6,918,286
Total Net Position	$ 15,519,729	$ 11,388,965	$ -	$ 26,908,694

See Notes to Financial Statements.

Component Unit
Manvel Economic Dev. Corp.
$ 920,810
182,541
-
-
-
1,596,774
2,700,125
-
-
-
2,700,125
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
2,700,125
-
$ 2,700,125

City of Manvel, Texas

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2020

		Program Revenues	
Functions/Programs	**Expenses**	**Charges for Services**	**Operating Grants and Contributions**
Primary Government			
Governmental Activities			
General government	$ 1,881,713	$ -	$ 743,415
Public safety	3,270,798	297,101	1,965
Public works	1,152,094	3,795,686	-
Library, parks, and recreation	90,050	-	-
Information technology	302,780	-	-
Interest and fiscal agent fees on long-term debt	710,976	-	-
Total Governmental Activities	7,408,411	4,092,787	745,380
Business-Type Activities			
Water and sewer	1,196,259	910,390	-
Total Business-Type Activities	1,196,259	910,390	-
Total Primary Government	$ 8,604,670	$ 5,003,177	$ 745,380
Component Unit			
Manvel Economic Development Corporation	$ 860,219	$ -	$ -
Total Component Unit	$ 860,219	$ -	$ -

General Revenues:

Taxes

Property taxes

Sales taxes

Other taxes and fees

Investment earnings

Other revenues

Gain on disposal of capital assets

Transfers

Total General Revenues and Transfers

Change in Net Position

Beginning net position

Ending Net Position

See Notes to Financial Statements.

Net (Expense) Revenue and Changes in Net Position			Component Unit
Primary Government			Manvel Economic Dev. Corp.
Governmental Activities	Business-Type Activities	Total	
$ (1,138,298)	$ -	$ (1,138,298)	$ -
(2,971,732)	-	(2,971,732)	-
2,643,592	-	2,643,592	-
(90,050)	-	(90,050)	-
(302,780)	-	(302,780)	-
(710,976)	-	(710,976)	-
(2,570,244)	-	(2,570,244)	-
-	(285,869)	(285,869)	-
-	(285,869)	(285,869)	-
(2,570,244)	(285,869)	(2,856,113)	-
-	-	-	(860,219)
-	-	-	(860,219)
5,446,299	-	5,446,299	-
1,885,016	-	1,885,016	940,705
636,098	-	636,098	-
234,148	-	234,148	16,280
71,031	-	71,031	-
19,000	-	19,000	-
(729,201)	729,201	-	-
7,562,391	729,201	8,291,592	956,985
4,992,147	443,332	5,435,479	96,766
10,527,582	10,945,633	21,473,215	2,603,359
$ 15,519,729	$ 11,388,965	$ 26,908,694	$ 2,700,125

City of Manvel, Texas

BALANCE SHEET

GOVERNMENTAL FUNDS

September 30, 2020

	General	Debt Service	Capital Projects	Nonmajor Governmental
Assets				
Cash and cash equivalents	$ 7,666,883	$ 394,628	$ 1,696,069	$ 1,968,798
Restricted cash and cash equivalents	-	-	13,356,171	-
Receivables, net	1,203,827	19,488	13,300	17,963
Due from other funds	57,725	-	350,000	-
Prepaid items	2,095	-	270,187	-
Total Assets	$ 8,930,530	$ 414,116	$ 15,685,727	$ 1,986,761
Liabilities				
Accounts payable and accrued liabilities	$ 451,322	$ -	$ 271,205	$ -
Due to other funds	350,000	-	37,575	-
Unearned revenue	1,086,767	-	-	-
Total Liabilities	1,888,089	-	308,780	-
Deferred Inflows of Resources				
Unavailable revenue - property taxes	59,169	19,488	-	-
Total Deferred Inflows of Resources	59,169	19,488	-	-
Fund Balances				
Nonspendable:				
Prepaid items	2,095	-	270,187	-
Restricted for:				
Debt service	-	394,628	-	-
Enabling legislation	-	-	-	818,747
Tax increment reinvestment zone	-	-	-	381,638
Capital projects	-	-	15,106,760	-
Special projects	-	-	-	786,376
Committed for:				
Road maintenance	291,798	-	-	-
Unassigned	6,689,379	-	-	-
Total Fund Balances	6,983,272	394,628	15,376,947	1,986,761
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 8,930,530	$ 414,116	$ 15,685,727	$ 1,986,761

See Notes to Financial Statements.

Total Governmental Funds
$ 11,726,378
13,356,171
1,254,578
407,725
272,282
$ 27,017,134
$ 722,527
387,575
1,086,767
2,196,869
78,657
78,657
272,282
394,628
818,747
381,638
15,106,760
786,376
291,798
6,689,379
24,741,608
$ 27,017,134

(This page intentionally left blank.)

City of Manvel, Texas

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION

For the Year Ended September 30, 2020

Total fund balances – total governmental funds	$ 24,741,608
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.	
Capital assets – nondepreciable	9,950,923
Capital assets – net depreciable	4,120,277
The issuance of long-term debt (e.g., bonds, certificates of obligation, etc.) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued; whereas, these amounts are deferred and amortized in the Statement of Activities.	
Deferred charge on refunding	8,150
Accrued interest	(85,226)
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the governmental funds.	78,657
An internal service fund is used by management to charge the costs of certain capital assets and maintenance to individual funds. The assets and liabilities of the internal service fund are included in the governmental activities in the Statement of Net Position.	1,013,418
Some items reported in the Statement of Net Position do not require the use of current financial resources and, therefore, are not reported within governmental funds.	
Noncurrent liabilities due in one year	(1,533,834)
Noncurrent liabilities due in more than one year	(21,902,927)
Net pension liability	(969,617)
Total OPEB liability	(83,493)
Deferred outflows - pensions	280,919
Deferred outflows - OPEB	19,607
Deferred inflows - pensions	(112,987)
Deferred inflows - OPEB	(5,746)
Net Position of Governmental Activities	$ 15,519,729

See Notes to Financial Statements.

City of Manvel, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS

For the Year Ended September 30, 2020

	General	Debt Service	Capital Projects	Nonmajor Governmental
Revenues				
Property taxes	$ 3,560,762	$ 1,831,691	$ -	$ 78,945
Sales taxes	1,878,274	-	-	6,742
Other taxes and fees	561,025	-	-	75,073
Charges for services	28,423	-	-	464,130
Licenses and permits	3,303,133	-	-	-
Fines and forfeitures	280,838	-	-	16,263
Intergovernmental	656,041	89,339	1,200,000	-
Investment earnings	62,550	13,390	148,681	9,527
Other revenues	71,031	-	-	-
Total Revenues	10,402,077	1,934,420	1,348,681	650,680
Expenditures				
Current:				
General government	2,605,569	-	-	48,141
Public safety	3,218,197	-	-	-
Public works	951,318	-	-	-
Library, parks, and recreation	80,915	-	-	-
Information technology	293,297	-	-	-
Capital outlay	-	-	6,329,122	-
Debt service:				
Principal	-	1,215,000	-	-
Interest and fiscal charges	-	659,390	-	-
Issuance costs	-	-	92,452	-
Total Expenditures	7,149,296	1,874,390	6,421,574	48,141
Excess (Deficiency) of Revenues Over (Under) Expenditures	3,252,781	60,030	(5,072,893)	602,539
Other Financing Sources (Uses)				
Transfers in	-	-	700,000	111,055
Transfers (out)	(640,751)	-	-	(486,055)
Bond proceeds	-	-	3,445,000	-
Bond premium	-	-	149,194	-
Total Other Financing Sources (Uses)	(640,751)	-	4,294,194	(375,000)
Net Change in Fund Balances	2,612,030	60,030	(778,699)	227,539
Beginning fund balances	4,371,242	334,598	16,155,646	1,759,222
Ending Fund Balances	$ 6,983,272	$ 394,628	$ 15,376,947	$ 1,986,761

See Notes to Financial Statements.

Total Governmental Funds
$ 5,471,398
1,885,016
636,098
492,553
3,303,133
297,101
1,945,380
234,148
71,031
14,335,858
2,653,710
3,218,197
951,318
80,915
293,297
6,329,122
1,215,000
659,390
92,452
15,493,401
(1,157,543)
811,055
(1,126,806)
3,445,000
149,194
3,278,443
2,120,900
22,620,708
$ 24,741,608

(This page intentionally left blank.)

City of Manvel, Texas

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2020

Amounts reported for governmental activities in the Statement of Activities are different because:

Net changes in fund balances - total governmental funds	$	2,120,900
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Capital outlay		5,469,555
Depreciation expense		(375,832)
Accounts payable and accrued liabilities are not reported as revenues in the funds.		
Property taxes		(25,099)
The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when they are first issued, whereas these amounts are deferred and amortized in the Statement of Activities.		
Bond issuance		(3,445,000)
Premium		(149,194)
Amortization of premium		27,043
Amortization of deferred charge		(1,358)
Accrued interest		15,181
Principal payments		1,215,000
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds. These adjustments reflect the net changes in pension and other postemployment benefits activity and compensated absences.		
Net pension liability		283,228
Total OPEB liability		(22,000)
Deferred outflows - pensions		(6,960)
Deferred outflows - OPEB		13,815
Deferred inflows - pensions		(220,341)
Deferred inflows - OPEB		(1,062)
Compensated absences		(45,673)
An internal service fund is used by management to charge the costs of certain capital assets and maintenance to individual funds. The net revenue (expense) is reported with governmental activities.		139,944
Change in Net Position of Governmental Activities	$	4,992,147

See Notes to Financial Statements.

(This page intentionally left blank.)

City of Manvel, Texas

STATEMENT OF NET POSITION
PROPRIETARY FUNDS

September 30, 2020

	Business-Type Activities Enterprise	Governmental Activities Inernal Service
Assets		
Current assets:		
Cash and cash equivalents	$ 408,953	$ 602,057
Receivables, net	76,818	-
Due from other governments	4,091	-
Prepaid items	24	-
Total Current Assets	489,886	602,057
Restricted cash and cash equivalents:		
Customer deposits	108,102	-
Noncurrent assets:		
Capital assets:		
Land	2,349,652	-
Construction in progress	53,000	-
Water/sewer system	10,948,379	-
Machinery and equipment	227,189	982,423
Less: accumulated depreciation	(2,598,802)	(571,062)
Total Noncurrent Assets	10,979,418	411,361
Total Assets	11,577,406	1,013,418
Deferred Outflows of Resources		
Deferred outflows - pensions	17,912	-
Total Deferred Outflows of Resources	17,912	-
Liabilities		
Current liabilities:		
Accounts payable and accrued liabilities	47,498	-
Due to other funds	20,150	-
Customer deposits	108,102	-
Total Current Liabilities	175,750	-
Noncurrent liabilities:		
Net pension liability	21,556	-
Long-term debt due in one year	1,063	-
Long-term debt due in more than one year	118	-
Total Noncurrent Liabilities	22,737	-
Total Liabilities	198,487	-
Deferred Inflows of Resources		
Deferred inflows - pensions	7,866	-
Net Position		
Net investment in capital assets	10,979,418	411,361
Unrestricted	409,547	602,057
Total Net Position	$ 11,388,965	$ 1,013,418

See Notes to Financial Statements.

(This page intentionally left blank.)

City of Manvel, Texas

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS

For the Year Ended September 30, 2020

	Business-Type Activities Enterprise	Governmental Activities Internal Service
Operating Revenues		
Water charges	$ 396,677	$ -
Sewer charges	390,841	-
Other revenues	122,872	264,999
Total Operating Revenues	910,390	264,999
Operating Expenses		
Personnel services	138,763	-
Utilities	64,468	-
Supplies	122,330	-
Repair and maintenance	602,071	-
Depreciation	268,627	144,055
Total Operating Expenses	1,196,259	144,055
Operating Income (Loss)	(285,869)	120,944
Income (Loss) Before Contributions and Transfers	(285,869)	120,944
Contributions and Transfers		
Capital contributions	413,450	-
Transfers in	315,751	-
Gain on sale of capital assets	-	19,000
Total Contributions and Transfers	729,201	19,000
Change in Net Position	443,332	139,944
Beginning net position	10,945,633	873,474
Ending Net Position	$ 11,388,965	$ 1,013,418

See Notes to Financial Statements.

CITY OF MANVEL, TEXAS

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS (Page 1 of 2)

For the Year Ended September 30, 2020

	Business-Type Activities		Governmental Actitivities	
	Enterprise		Internal Service	
Cash Flows from Operating Activities				
Receipts from customers and users	$	931,992	$	264,999
Payments to suppliers		(814,192)		-
Payments to employees		(138,763)		-
Net Cash Provided (Used) by Operating Activities		(20,963)		264,999
Cash Flows from Noncapital Financing Activities				
Transfer in		315,751		-
Trade in credits on disposed assets		-		-
Net Cash Provided by Noncapital Financing Activities		315,751		-
Cash Flows from Capital and Related Financing Activities				
Purchase of capital assets		(13,500)		(237,366)
Net Cash (Used) by Capital and Related Financing Activities		(13,500)		(237,366)
Net Increase in Cash and Cash Equivalents		281,288		27,633
Beginning cash and cash equivalents		235,767		574,424
Ending Cash and Cash Equivalents	$	517,055	$	602,057
Ending Cash and Cash Equivalents:				
Unrestricted cash and cash equivalents	$	408,953	$	602,057
Restricted cash and cash equivalents		108,102		-
	$	517,055	$	602,057

City of Manvel, Texas

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS (Page 2 of 2)
For the Year Ended September 30, 2020

	Business-Type Activities	Governmental Activities
	Enterprise	Internal Service
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities		
Operating income (loss)	$ (285,869)	$ 120,944
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:		
Depreciation	268,627	144,055
Changes in Operating Assets and Liabilities:		
(Increase) Decrease in:		
Accounts receivable	(15,574)	-
Prepaid items	(24)	-
Deferred outflows - pensions	6,853	-
Increase (Decrease) in:		
Accounts payable and accrued liabilities	(13,415)	-
Net pension liability	(18,061)	-
Customer deposits	30,347	-
Deferred inflows - pensions	6,153	-
Net Cash Provided (Used) by Operating Activities	$ (20,963)	$ 264,999
Nonoperating Activities:		
Capital contributions	$ 413,450	$ -
Trade in credits on disposed assets	-	19,000
Net Cash Provided by Nonoperating Activities	$ 413,450	$ 19,000

See Notes to Financial Statements.

(This page intentionally left blank.)

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The City of Manvel (the "City") is a political subdivision of the State of Texas (the "State") and is considered a primary government. The voters elected on May 14, 2011 to adopt a Home Rule Charter for the City, and the election was canvassed on May 23, 2011. The municipal government provided by the Charter shall be known as a "Council-Manager" form of government. Pursuant to the provisions of, and subject only to the limitations imposed by, the state constitution, state laws, and the charter, all powers of the City shall be vested in an elective council, hereinafter referred to as the "City Council" or the "Council", which consists of a mayor and six Council members. The Council, by majority vote of the entire Council, shall appoint a City manager, who shall be the chief administrative officer of the City. The City appointed a full-time City manager on January 16, 2012.

The City provides the following services: public safety; public works; library, parks, and recreation; information technology; water and sewer; economic development; and general administrative services.

The City is an independent political subdivision of the State and is considered a primary government. As required by generally accepted accounting principles, these basic financial statements have been prepared based on considerations regarding the potential for inclusion of other entities, organizations, or functions as part of the City's financial reporting entity. The component units as listed below, although legally separate, are considered part of the reporting entity. No other entities have been included in the City's reporting entity. Additionally, as the City is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other type of reporting entity.

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

Discretely Presented Component Units

Manvel Economic Development Corporation

The Manvel Economic Development Corporation (the "Corporation") has been included in the reporting entity as a discretely presented component unit. The mission of the Corporation is to promote economic development within the City and surrounding areas. In 1998, the City's voters authorized a 0.5% increase in the City's sales tax rate to provide funding for the Corporation. The Board of Directors (the "Board") of the Corporation is appointed and may be terminated by City Council. The Board is comprised of seven directors elected to serve two-year terms. The Corporation is required to prepare an annual budget that is approved by City Council. As a discretely presented component unit, the Corporation is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the City.

Manvel Cultural Education Facilities Finance Corporation

The Manvel Cultural Education Facilities Finance Corporation (MCEFFC) was organized on September 23, 2002 pursuant to the Texas Cultural Education Facilities Finance Corporation Act. The members of the Board are appointed by City Council. The MCEFFC does not pass an annual budget and has a September 30 year end. The MCEFFC issues bonds to finance or refinance educational facilities. The borrower receives a more favorable interest rate and the MCEFFC receives a fee for issuing these bonds. These bonds are limited obligations of the MCEFFC, payable solely from revenues received by the MCEFFC pursuant to a loan agreement by and between the MCEFFC and the borrower, as further secured by a deed of trust on certain real property of the borrower securing payments under such loan agreements. Therefore, the MCEFFC has no responsibility for the payment of this debt. The related loan agreements and bonds payable have not been recorded in the financial statements of the City. The only activity reported in the financial statements of the City are fees relating to issuance of the debt obligations. These fees are reported in the City's general fund. The City did not report any activities for the MCEFFC during fiscal year 2020.

Manvel Education Facilities Corporation

The Manvel Education Facilities Corporation (MEFC) was organized on June 12, 2001 pursuant to the Higher Education Authority Act. The members of the Board are appointed by City Council. The MEFC does not pass an annual budget and has a September 30 year end. The MEFC issues bonds to finance or refinance educational facilities. The borrower receives a more favorable interest rate and the MEFC receives a fee for issuing these bonds. These bonds are limited obligations of the MEFC, payable solely from revenues received by the MEFC pursuant to a loan agreement by and between the MEFC and the borrower, as further secured by a deed of trust on certain real property of the borrower securing payments under such loan agreements. Therefore, the MEFC has no responsibility for the payment of this debt. The related loan agreements and bonds payable have not been recorded in the financial statements of the City. The only activity reported in the financial statements of the City are fees relating to issuance of the debt obligations. These fees are reported in the City's general fund. The City did not report any activities for the MEFC during fiscal year 2020.

Blended Component Units

Tax Increment Reinvestment Zone Number Three

During fiscal year 2010, the City passed an ordinance creating a tax increment reinvestment zone ("TIRZ No. 3"), in accordance with Section 311.005 of the Texas Tax Code. TIRZ No. 3 consists of approximately 2,403.78 acres, which will be developed into the Seven Oaks/Meridiana Project. TIRZ No. 3 will provide the financing and management tools needed to help stimulate the development of commercial and residential areas within TIRZ No. 3 is managed by a five member Board, of which the City Council appoints positions one through four and position five is appointed by Brazoria County. TIRZ No. 3 has a life of 40 years and has committed to 50% of its sales tax and 100% of its property tax, less cost of service, for the duration, or until dissolved by the City. Brazoria County has committed 40% of its property tax beginning in 2013 (unless an earlier date is agreed to) for a period of 30 years from the first year payment.

South Manvel Development Authority

Upon the recommendation of the TIRZ No. 3 Board, the City Council authorized the submission of an application for formation of the South Manvel Development Authority (SMDA). SMDA is organized for the purpose of aiding, assisting, and acting on behalf of the City in the performance of its governmental functions to promote the common good and general welfare of the area included in TIRZ

No. 3, as such boundaries may be amended from time to time, and neighboring areas and to promote, develop, encourage, and maintain housing, educational facilities, employment, commerce, and economic development in the City. SMDA was created on February 14, 2011, pursuant to the provisions of Subchapter D of Chapter 431, Texas Transportation Code, and Chapter 394, Texas Local Government Code. All powers of SMDA shall be vested in a board comprised of the same five Board members as TIRZ No. 3.

B. Government-Wide Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

C. Basis of Presentation – Government-Wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds, while business-type activities incorporate data from the City's enterprise funds. Separate financial statements are provided for governmental funds and proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the City's water and wastewater functions and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

D. Basis of Presentation – Fund Financial Statements

The fund financial statements provide information about the City's funds, including its blended component units. Separate statements for each fund category – governmental and proprietary – are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

The City reports the following governmental funds:

The *general fund* is used to account for all financial transactions not properly includable in other funds. The principal sources of revenues include local property taxes, sales taxes, and franchise fees, licenses and permits, fines and forfeitures, and intergovernmental revenue. Expenditures include general government; public safety; public works; library, parks, and recreation; and information technology. The general fund is always considered a major fund for reporting purposes.

The *debt service fund* is used to account for the payment of interest and principal on all general obligation bonds and other long-term debt of the City. The primary source of revenue for debt service is local property taxes. The debt service fund is considered a major fund for reporting purposes.

The *capital projects fund* is used to account for the expenditures of resources accumulated from the sales of bonds, as well as related interest earnings for capital improvement projects. The capital projects fund is considered a major fund for reporting purposes.

The *special revenue funds* are used to account for proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The special revenue funds include hotel taxes, court security, court technology, TIRZ No. 3, South Manvel Development Authority, community impact, park, and PEG fee funds. These funds are considered nonmajor funds for reporting purposes.

The City reports the following enterprise fund:

The *enterprise fund* is used to account for the operations that provide water and wastewater collection and wastewater treatment operations. The services are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses including depreciation) of providing goods or services to the general public on a continuing basis will be financed or recovered primarily through user charges. The enterprise fund is considered a major fund for reporting purposes.

Additionally, the City reports the following fund type:

The *internal service fund* accounts for services provided to other departments of the City, or to other governments, on a cost reimbursement basis. The internal service fund is used to account for vehicle and equipment costs.

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as internal balances in the business-type activities column.

E. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources.* The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide and proprietary fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the City.

F. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

1. Cash and Cash Equivalents

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. For the purpose of the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

2. Investments

Investments, except for certain investment pools, commercial paper, money market funds, and investment contracts, are reported at fair value. The investment pools operate in accordance with appropriate state laws and regulations and are reported at amortized cost. Money market funds, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations and commercial paper that have a remaining maturity of one year or less upon acquisition, are reported at amortized cost. Investments in nonparticipating interest earning contracts, such as certificates of deposit, are reported at cost.

The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, Texas Government Code. In summary, the City is authorized to invest in the following:

Direct obligations of the U.S. Government or U.S. Government agencies
Fully collateralized certificates of deposit
Money market mutual funds that meet certain criteria
Bankers' acceptances
Statewide investment pools

3. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods (prepaid expenditures) are recognized as expenditures when utilized.

4. Restricted Assets

Certain proceeds of bonds, as well as other resources set aside for specific purposes, are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants or contractual agreements. Restricted assets of the capital projects fund, enterprise fund, and the Corporation are restricted by bond covenants, customers deposits, and contractual agreements.

5. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. In accordance with GASB Statement No. 34, infrastructure has been capitalized retroactively. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of three years. Major road improvements of $50,000 or more are also recorded as capital assets. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Interest costs incurred in connection with construction of enterprise fund capital assets are capitalized when the effects of capitalization materially impact the financial statements.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant, and equipment of the primary government are depreciated using the straight-line method over the following estimated useful years.

Asset Description	Estimated Useful Life
Machinery and equipment	5 to 7 years
Buildings, improvements, and roads	10 to 60 years
Water and sewer system	55 years

6. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time.

Deferred outflows/inflows of resources are amortized as follows:

- Deferred outflows/inflows from pension/other postemployment benefits (OPEB) activities are amortized over the average of the expected service lives of pension/OPEB plan members, except for the net differences between the projected and actual investment earnings on the pension/OPEB plan assets, which are amortized over a period of five years.
- For employer pension/OPEB plan contributions that were made subsequent to the measurement date through the end of the City's fiscal year, the amount is deferred and recognized as a reduction to the net pension/OPEB liability during the measurement period in which the contributions were made.
- A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

At the fund level, the City has only one type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes. This amount is deferred and recognized as an inflow of resources in the period that the amount becomes available.

7. Compensated Employee Absences

It is the City's policy to permit employees to accumulate earned but unused personal leave on a monthly basis up to a maximum of two times the employee's current accrual rate. Accrual rates are based upon the years of service. Compensatory time not used can also be accumulated. Non-exempt employees may accrue compensatory time in lieu of being paid overtime compensation. Public safety employees are subject to a 480 hours cap on the accrual of compensatory time. Other employees are subject to a cap of 240 hours. Personal leave and compensatory time amounts accumulated may be paid to employees upon termination of employment or at retirement.

The estimated amount of compensation for services provided that is expected to be liquidated with expendable, available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it when it becomes due. Amounts of vested or accumulated vacation leave that are not expected to be liquidated with expendable, available financial resources are maintained separately and represent a reconciling item between the fund and government-wide presentations.

8. Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method, if material. Bonds payable are reported net of applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

The property tax rate is allocated each year between the general and debt service funds. The full amount estimated to be required for debt service on general obligation debt is provided by the tax along with interest earned in the debt service fund. Though a portion of the general obligation debt was directly related to the purchase of water and sewer infrastructure, the debt service expenditures are included in the governmental fund financial statements as they are expected to be paid from debt service tax revenues instead of water system revenues.

9. Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

10. Fund Balance Flow Assumptions

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

11. Fund Balance Policies

Fund balances of governmental funds are reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

Amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact are classified as nonspendable fund balance. Amounts that are externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions are classified as restricted.

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

12. Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

13. Pensions

For the purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's fiduciary net position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

14. Other Postemployment Benefits

The City participates in a single-employer, unfunded, defined benefit group-term life insurance plan operated by TMRS known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. Benefit payments are treated as being equal to the employer's yearly contributions for retirees.

G. Revenues and Expenditures/Expenses

1. Program Revenues

Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

2. Property Taxes

Property taxes are levied on October 1 of each year, are due upon receipt of the City's tax bill, and become delinquent on February 1 of the following year. The City's tax lien exists from January 1 (the assessment date) each year until the taxes are paid.

3. Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise fund are charges to customers for sales and services. The enterprise fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

II. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Annual budgets are adopted on a basis consistent with generally accepted accounting principles except the capital projects fund, which adopts a project length budget. The original budget is adopted by the City Council prior to the beginning of the year. The legal level of control as defined by the charter in the approved budget is the department level. The City Manager may transfer appropriations within a department without seeking the approval of City Council. Appropriations lapse at the end of the year. Encumbrance accounting is not utilized.

III. DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

As of September 30, 2020, the City had the following investments:

Investment Type	Fair Value	Weighted Average Maturity (Years)
TexPool	$ 439,983	0.10
TexSTAR	13,154,023	0.11
LOGIC	10,811,316	0.15
Total Fair Value	$ 24,405,322	
Portfolio weighted average maturity		0.12

Interest rate risk. In accordance with its investment policy, the City manages its exposure to declines in fair values by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations.

Credit risk. The City's investment policy limits investments in public fund investment pools rated as to investment quality not less than 'AAA' or 'AAA-m', or at an equivalent rating by at least one nationally recognized rating service. As of September 30, 2020, the City's investments in investment pools were rated 'AAA' or 'AAAm' by Standard & Poor's.

Custodial credit risk – deposits. In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City's investment policy requires funds on deposit at the depository bank to be collateralized by securities. As of fiscal year end, the fair market values of pledged securities and FDIC coverage were more than the bank balances.

TexPool

TexPool was established as a trust company with the Treasurer of the State as trustee, segregated from all other trustees, investments, and activities of the trust company. The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The advisory board members review the investment policy and management fee structure. Finally, Standard & Poor's rates TexPool 'AAAm'. As a requirement to maintain the rating, weekly portfolio information must be submitted to Standard & Poor's, as well as to the office of the Comptroller of Public Accounts for review.

TexPool is an external investment pool measured at amortized cost. In order to meet the criteria to be recorded at amortized cost, TexPool must transact at a stable net asset value per share and maintain certain maturity, quality, liquidity, and diversification requirements within TexPool. TexPool transacts at a net asset value of $1.00 per share, has weighted average maturities of 60 days or less, and weighted average lives of 120 days or less. Investments held are highly rated by nationally recognized statistical rating organizations, have no more than 5% of portfolio with one issuer (excluding U.S. government securities), and can meet reasonably foreseeable redemptions. TexPool has a redemption notice period of one day and may redeem daily. TexPool's authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium, or national state of emergency that affects TexPool's liquidity.

TexSTAR

The Texas Short-Term Asset Reserve Fund (TexSTAR) is a local government investment pool organized under the authority of the Interlocal Cooperation Act, Chapter 791, Texas Government Code, and the Public Funds Investment Act, Chapter 2256, Texas Government Code. TexSTAR was created in April 2002 by contract among its participating governmental units and is governed by a board of directors. JPMorgan Fleming Asset Management (USA), Inc. and First Southwest Asset Management, Inc. act as co-administrators, providing investment management services, participant services, and marketing. JPMorgan Chase Bank and/or its subsidiary, J.P. Morgan Investor Services, Inc., provide custodial, transfer agency, fund accounting, and depository services.

TexSTAR is measured at amortized cost. TexSTAR's strategy is to seek preservation of principal, liquidity, and current income through investment in a diversified portfolio of short-term marketable securities. The City has no unfunded commitments related to TexSTAR. TexSTAR has a redemption notice period of one day and may redeem daily. TexSTAR's authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium, or national or state emergency that affects TexSTAR's liquidity.

LOGIC

The Local Government Investment Cooperative (LOGIC) was created in 1994 by Texas local government officials who understand the specific needs and challenges of investing public funds. LOGIC is administered by Hilltop Securities and JPMorgan Chase. Together these organizations bring to the LOGIC program the powerful partnership of two leaders in financial services with a proven track record in local government investment pool management and extensive industry resources. LOGIC was rated "AAA" by Standard & Poor's.

B. Receivables

The following comprise receivable balances at September 30, 2020:

	Governmental Funds				Proprietary Fund	Component Unit
	General	Debt Service	Capital Projects	Nonmajor Governmental	Enterprise	Manvel Economic Dev. Corp.
Accounts	$ 629,814	$ -	$ 13,300	$ -	$ 83,818	$ -
Property taxes	122,549	45,652	-	-	-	-
Sales taxes	365,086	-	-	-	-	182,541
Hotel occupancy taxes	-	-	-	13,814	-	-
TIRZ#3	-	-	-	-	-	-
Franchise fees	149,758	-	-	4,149	-	-
Less Allowances	(63,380)	(26,164)	-	-	(7,000)	-
	$ 1,203,827	$ 19,488	$ 13,300	$ 17,963	$ 76,818	$ 182,541

C. Capital Assets

A summary of changes in capital assets for governmental activities for the year ended September 30, 2020 is as follows:

	Beginning Balance	Increases	(Decreases)	Ending Balance
Governmental Activities:				
Capital assets not being depreciated:				
Land	$ 6,311,238	$ 3,626,685	$ -	$ 9,937,923
Construction in progress	468,109	1,977,554	(2,432,663)	13,000
Total nondepreciable assets	6,779,347	5,604,239	(2,432,663)	9,950,923
Other capital assets:				
Buildings, improvements, and roads	4,601,088	2,432,663	-	7,033,751
Machinery and equipment	3,128,908	310,271	(188,589)	3,250,590
Total other capital assets	7,729,996	2,742,934	(188,589)	10,284,341
Total capital assets	14,509,343	8,347,173	(2,621,252)	20,235,264
Less accumulated depreciation for:				
Buildings, improvements, and roads	(2,957,277)	(359,017)	-	(3,316,294)
Machinery and equipment	(2,275,539)	(349,459)	188,589	(2,436,409)
Total accumulated depreciation	(5,232,816)	(708,476)	188,589	(5,752,703)
Other capital assets, net	2,497,180	2,034,458	-	4,531,638
Governmental Activities Capital Assets, Net	$ 9,276,527	$ 7,638,697	$ (2,432,663)	14,482,561
			Less associated debt	(14,130,000)
			Plus unspent bond proceeds	4,665,060
			Net Investment in Capital Assets	$ 5,017,621

All capital assets constructed or paid for with funds of the component units are titled in the City's name. Accordingly, component units' capital assets and construction in progress are recorded in the governmental activities totals.

Depreciation was charged to governmental functions as follows:

General government	$	27,250
Public safety		110,231
Public works		426,940
Internal service		144,055
Total Governmental Activities Depreciation Expense	$	708,476

The following is a summary of changes in capital assets for business-type activities for the year ended September 30, 2020:

	Beginning Balance	Increases	(Decreases)	Ending Balance
Business-Type Activities:				
Capital assets not being depreciated:				
Land	$ 2,349,652	$ -	$ -	$ 2,349,652
Construction in progress	482,044	413,450	(842,494)	53,000
Total nondepreciable assets	2,831,696	413,450	(842,494)	2,402,652
Other capital assets:				
Water/sewer system	10,092,385	855,994	-	10,948,379
Machinery and equipment	227,189	-	-	227,189
Total other capital assets	10,319,574	855,994	-	11,175,568
Less accumulated depreciation for:				
Water/sewer system	(2,205,414)	(244,970)	-	(2,450,384)
Machinery and equipment	(124,761)	(23,657)	-	(148,418)
Total accumulated depreciation	(2,330,175)	(268,627)	-	(2,598,802)
Other capital assets, net	7,989,399	587,367	-	8,576,766
Business-Type Activities Capital Assets, Net	$ 10,821,095	$ 1,000,817	$ (842,494)	$ 10,979,418

Depreciation was charged to business-type functions as follows:

Water and sewer	$	268,627

D. Long-Term Debt

The following is a summary of changes in the City's total long-term liabilities for the year ended September 30, 2020. In general, the City uses the general and debt service funds to liquidate long-term liabilities.

The long-term liabilities for the governmental activities at year end are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Certificates of obligation	$ 16,830,000	$ 3,445,000	$ (740,000)	$ 19,535,000	$ 875,000
Direct borrowings/placements:					
Certificates of obligation	1,610,000	-	(100,000)	1,510,000	100,000
Tax anticipation notes	475,000	-	(155,000)	320,000	160,000
General obligation bonds	1,610,000	-	(220,000)	1,390,000	220,000
Premium	360,906	149,194	(27,043)	483,057	-
Net pension liability	1,252,845	-	(283,228)	969,617	-
Total OPEB liability	61,493	22,000	-	83,493	-
Compensated absences	153,031	197,443	(151,770)	198,704	178,834
Total Governmental Activities	$ 22,353,275	$ 3,813,637	$ (1,677,041)	$ 24,489,871	$ 1,533,834

Long-Term Liabilities Due In More Than One Year	$ 22,956,037
Debt Associated with Governmental Capital Assets	$ 14,130,000
Debt Associated with Business-Type Capital Assets	$ 9,108,057
Less: Deferred loss on refunding	(8,150)
Less: Unspent bond proceeds	(7,711,329)
Business-Type Activities Net Related Debt	$ 1,388,578

The long-term liabilities for the business-type activities at year end are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Business-Type Activities:					
Net pension liability	$ 39,617	$ -	$ (18,061)	$ 21,556	$ -
Compensated absences	16,131	1,888	(16,838)	1,181	1,063
Total Business-Type Activities	$ 55,748	$ 1,888	$ (34,899)	$ 22,737	$ 1,063

Due In More Than One Year	$ 21,674

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities in the governmental funds. The governmental activities' compensated absences are generally liquidated by the general fund. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.

On December 12, 2019, the City issued combination tax and revenue certificate of obligation, series 2019 (the "Certificates") for $3,445,000. The interest rate was between 2% and 4%. Interest will be payable on February 15 and August 15 of each year commencing August 15, 2020. The Certificates will mature on August 15, 2029. The proceeds from the sale of the Certificates will be used to pay all or any part of the contractual obligations incurred for the acquisition of municipal services sites located in the vicinity of the intersection of Jordan Street and Masters within the City limits of Manvel, (2) to pay for the design and construction of related municipal infrastructure, (3) to pay for the design and construction of municipal facilities, and (4) for professional services.

Long-term governmental activities debt at year end was comprised of the following debt issues:

Description	Interest Rates (%)	Balance
Governmental Activities		
Certificate of obligation bonds		
Certificates of Obligation, Series 2019	2.00-4.00	$ 3,445,000
Certificates of Obligation, Series 2018	3.00-3.50	9,175,000
Certificates of Obligation, Series 2017	3.00-4.00	3,235,000
Certificates of Obligation, Series 2016	3.00	3,680,000
From direct borrowings/placements:		
Certificates of Obligation, Series 2013	2.70	1,510,000
Total Certificate of Obligation Bonds		21,045,000
From direct borrowings/placements:		
Refunding Bonds -Series 2015	2.00	1,390,000
Total General Obligation Bonds		1,390,000
From direct borrowings/placements:		
Tax Anticipation Notes, Series 2014 (Water and Sewer)	1.95	320,000
Total Tax Anticipation Notes		320,000
Total Governmental Activities Long-Term Debt		$ 22,755,000

The annual requirements to amortize debt issues outstanding at year end are as follows:

	Certificates of Obligation		
Year Ending Sept. 30	**Principal**	**Interest**	**Total Requirements**
2021	$ 875,000	$ 587,581	$ 1,462,581
2022	895,000	558,431	1,453,431
2023	925,000	528,406	1,453,406
2024	945,000	497,506	1,442,506
2025	970,000	465,831	1,435,831
2026-2030	5,210,000	1,848,256	7,058,256
2031-2035	5,870,000	1,026,362	6,896,362
2036-2040	3,845,000	201,212	4,046,212
Total	$ 19,535,000	$ 5,713,585	$ 25,248,585

The annual requirements to amortize debt issues outstanding for the direct borrowings/placements at year end are as follows:

Certificates of Obligation From Direct Borrowings/Placements

Year Ending Sept. 30	Principal	Interest	Total Requirements
2021	$ 100,000	$ 34,700	$ 134,700
2022	105,000	32,930	137,930
2023	105,000	30,988	135,988
2024	110,000	28,835	138,835
2025	110,000	26,525	136,525
2026-2030	590,000	93,000	683,000
2031-2034	390,000	17,130	407,130
Total	$ 1,510,000	$ 264,108	$ 1,774,108

Tax Anticipation Notes From Direct Borrowings/Placements

Year Ending Sept. 30	Principal	Interest	Total Requirements
2021	$ 160,000	$ 4,680	$ 164,680
2022	160,000	1,560	161,560
Total	$ 320,000	$ 6,240	$ 326,240

General Obligation Bonds From Direct Borrowings/Placements

Year Ending Sept. 30	Principal	Interest	Total Requirements
2021	$ 220,000	$ 27,800	$ 247,800
2022	225,000	23,400	248,400
2023	235,000	18,900	253,900
2024	230,000	14,200	244,200
2025	240,000	9,600	249,600
2026	240,000	4,800	244,800
Total	$ 1,390,000	$ 98,700	$ 1,488,700

General obligation bonds, certificates of obligation, and tax anticipation notes are direct obligations of the City for which its full faith and credit are pledged. Repayment is from taxes levied on all taxable property located within the City.

The Corporation agreed to pay a portion of the Tax Anticipation Notes, Series 2014. During the fiscal year ending September 30, 2020, $89,339 was remitted by the Corporation to the debt service fund. The agreement extends through fiscal year 2022.

Federal Arbitrage

The Tax Reform Act of 1986 instituted certain arbitrage restrictions consisting of complex regulations with respect to issuance of tax-exempt bonds after August 31, 1986. Arbitrage regulations deal with the investment of tax-exempt bond proceeds at an interest yield greater than the interest yield paid to bondholders. Generally, all interest paid to bondholders can be retroactively rendered taxable if applicable rebates are not reported and paid to the Internal Revenue Service (IRS) at least every five years for applicable bond issues. Accordingly, there is the risk that if such calculations are not performed, or not performed correctly, a substantial liability to the City could result. The City periodically engages an arbitrage consultant to perform the calculations in accordance with IRS rules and regulations.

E. Operating Leases

The City entered into a new commercial lease (the "Lease") to lease a building for use as a public library on January 1, 2021. The City previously was paying month-to-month from July 1, 2020 to December 31, 2020, after the previous Lease ended June 30, 2020. The cost of the Lease remained at $5,500 per month. The new Lease term is 36 months, from January 1, 2021 to December 31, 2023. The cost of the new Lease was $5,800 per month. The future minimum lease payments are as follows:

Fiscal Year Ended September 30	Future Minimum Lease Payments
2021	$ 68,700
2022	69,600
2023	69,600
2024	17,400
Total	$ 225,300

F. Interfund Transactions

Transfers between the primary government funds during the year were as follows:

Transfer In	Transfer Out	Amounts
Capital projects	Nonmajor governmental	$ 400,000
Capital projects	General	300,000
Nonmajor governmental	General	25,000
Nonmajor governmental	Nonmajor governmental	79,313
Utility	General	315,751
		$ 1,120,064

Amounts transferred between funds related to capital improvements and contributions for various activities.

Due from	Due to	Amounts
General	Capital projects	$ 350,000
Capital projects	General	37,575
Utility	General	20,150
		$ 407,725

Amounts recorded as due to/from are considered to be temporary loans and will be repaid during the following year.

G. Conduit Debt

The MCEFFC and MEFC issue bonds to finance or refinance educational facilities. These bonds are limited obligations of the issuer, payable solely from revenues received by the issuer pursuant to a loan agreement by and between the issuer and the borrower, as further secured by a deed of trust on certain real property of the borrower securing payments under such loan agreements. The related loan agreements and bonds payable have not been recorded in the financial statements of the City.

H. Fund Equity

As of September 30, 2020, $818,747 of the City's total fund balance is restricted by enabling legislation.

I. Restricted Assets

The balances of the restricted cash accounts recognized by the City are as follows:

	Capital Projects	Enterprise	Manvel Economic Dev. Corp.
Restricted for capital projects	$ 13,356,171	$ -	$ -
Restricted for customer deposits	-	108,102	-
Restricted for intergovernmental agreements	-	-	1,596,774
Total Cash and Cash Equivalents	$ 13,356,171	$ 108,102	$ 1,596,774

J. Prior Period Adjustments

Beginning fund balances for the general fund and the capital projects fund were restated for the prior year's budgeted fund transfers.

	General	Capital Projects
Beginning fund balance - as reported	$ 4,871,242	$ 15,655,646
To adjust for prior year's budgeted fund transfers	(500,000)	500,000
Beginning fund balance - as restated	$ 4,371,242	$ 16,155,646

IV. OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the City participates along with 2,617 other entities in the Texas Municipal League's Intergovernmental Risk Pools (the "Pool"). The Pool purchases commercial insurance at group rates for participants in the Pool. The City has no additional risk or responsibility to the Pool, outside of the payment of insurance premiums. The City has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts for the past three years.

B. Contingent Liabilities

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount of expenditures that may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends including frequency and amount of payouts, and other economic and social factors. No claim liabilities are reported at year end. The City is also unaware of any liabilities related to active economic incentive and development agreements.

Encumbrances

At year end, the amount of encumbrances expected to be honored upon performance by the vendor in the next year for governmental funds were as follows:

Capital projects fund	$ 31,527

C. Pension Plan

Texas Municipal Retirement System

Plan Description

The City participates as one of 888 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by TMRS. TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the "TMRS Act") as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of TMRS with a six-member Board of Trustees (the "Board"). Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report that can be obtained at www.tmrs.com.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the City-financed monetary credits, with interest, were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payment options. Members may also choose to receive a portion of their benefit as a partial lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions for the City were as follows:

	2020	2019
Employee deposit rate	7.00%	7.00%
Matching ratio (City to employee)	2 to 1	2 to 1
Years required for vesting	5	5
Service requirement eligibility (expressed as age/yrs of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100%	100%
Annuity increase (to retirees)	70% of CPI	70% of CPI

Employees Covered by Benefit Terms

At the December 31, 2019 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	10
Inactive employees entitled to, but not yet receiving, benefits	37
Active employees	54
Total	101

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City-matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 11.6% and 10.7% in calendar years 2019 and 2020, respectively. The City's contributions to TMRS for the fiscal year ended September 30, 2020 were $368,856, which were equal to the required contributions.

Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2019 and the Total Pension Liability (TPL) used to calculate the NPL was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The TPL in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	3.00% per year
Investment rate of return	6.75%, net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members are based on the PUB (10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-Distinct 2019 Municipal Retirees of Texas mortality tables. The rates for active members, healthy retirees, and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a four-year set-forward for males and a three-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied for males and females, respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. The post-retirement mortality assumption for the annuity purchase rates is based on the mortality experience investigation study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation, as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, the actuary focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive).

The target allocation and best estimates of real rates of return for each major asset class are summarized in the following table:

Assets Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	30.0%	5.30%
Core Fixed Income	10.0%	1.25%
Non-Core Fixed Income	20.0%	4.14%
Real Return	10.0%	3.85%
Real Estate	10.0%	4.00%
Absolute Return	10.0%	3.48%
Private Equity	10.0%	7.75%
Total	100.0%	

Discount Rate

The discount rate used to measure the TPL was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the TPL.

Changes in the NPL

	Increase (Decrease)		
	Total Pension Liability (A)	**Plan Fiduciary Net Position (B)**	**Net Pension Liability (A) - (B)**
Changes for the year:			
Service cost	$ 402,039	$ -	$ 402,039
Interest	279,081	-	279,081
Difference between expected and actual experience	15,936	-	15,936
Changes of assumptions	(7,422)	-	(7,422)
Contributions - employer	-	358,113	(358,113)
Contributions - employee	-	216,150	(216,150)
Net investment income	-	419,105	(419,105)
Benefit payments, including refunds of employee contributions	(153,585)	(153,585)	-
Administrative expense	-	(2,374)	2,374
Other changes	-	(71)	71
Net Changes	536,049	837,338	(301,289)
Balance at December 31, 2018	4,010,309	2,171,847	1,292,462
Balance at December 31, 2019	$ 4,546,358	$ 3,009,185	$ 991,173

Sensitivity of the NPL to Changes in the Discount Rate

The following presents the NPL of the City, calculated using the discount rate of 6.75%, as well as what the City's NPL would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	**Discount Rate (6.75%)**	**1% Increase in Discount Rate (7.75%)**
City's Net Pension Liability	$ 1,688,055	$ 991,173	$ 422,520

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmrs.com.

Pension Expense and Deferred Outflows/Deferred Inflows of Resources Related to Pensions

For the fiscal year ended September 30, 2020, the City recognized pension expense of $310,003.

At September 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 34,193	$ 17,730
Changes in actuarial assumptions	-	5,920
Net difference between projected and actual investment earnings	-	97,203
Contributions subsequent to the measurement date	264,638	-
Total	$ 298,831	$ 120,853

$264,638 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the NPL for the fiscal year ending September 30, 2021. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ended September 30	Pension Expense
2021	$ (7,812)
2022	(29,124)
2023	(3,414)
2024	(46,310)
2025	-
Thereafter	-
Total	$ (86,660)

D. Other Postemployment Benefits

TMRS Supplemental Death Benefit

Plan Description

The City participates in a defined benefit OPEB plan administered by TMRS. TMRS administers the defined benefit group-term life insurance plan known as the SDBF. This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. Employers may terminate coverage under, and discontinue participation in, the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The member city contributes to the SDBF at a contractually required rate (based on the covered payroll of employee members) as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees' entire careers. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB 75. As such, the SDBF is considered to be a single-employer unfunded OPEB defined benefit plan with benefit payments treated as being equal to the employer's yearly contributions for retirees.

The contributions to the SDBF are pooled for investment purposes with those of the Pension Trust Fund (PTF). The TMRS Act requires the PTF to allocate a 5% interest credit from investment income to the SDBF on an annual basis each December 31 based on the mean balance in the SDBF during the year.

Benefits

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an OPEB and is a fixed amount of $7,500. As the SDBF covers both active and retiree participants with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e., no assets are accumulated).

Participation in the SDBF as of December 31, 2019 is summarized below:

Inactive employees or beneficiaries currently receiving benefits	8
Inactive employees entitled to, but not yet receiving, benefits	7
Active employees	54
Total	69

Total OPEB Liability

The City's total OPEB liability of $83,493 was measured as of December 31, 2019 and was determined by an actuarial valuation as of that date.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.5%
Salary increases	3.5% to 11.5% including inflation
Discount rate*	2.75%
Administrative expenses	All administrative expenses are paid through the PTF and accounted for under reporting requirements under GASB 68.
Mortality - service retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.
Mortality - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

*The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2019.

The actuarial assumptions used in the December 31, 2019 valuation were based on the results of an actuarial experience study for the period December 31, 2014 to December 31, 2018.

Changes in the Total OPEB Liability

	Increase (Decrease) Total OPEB Liability
Changes for the year:	
Service cost	$ 4,941
Interest	2,367
Difference between expected and actual experience	(2,025)
Changes of assumptions	17,026
Benefit payments	(309)
Net Changes	22,000
Balance at December 31, 2018	61,493
Balance at December 31, 2019	$ 83,493

The discount rate decreased from 3.71% as of December 31, 2018 to 2.75% as of December 31, 2019. There were no other changes of assumptions or other inputs that affected measurement of the total OPEB liability during the measurement period.

There were no changes of benefit terms that affected measurement of the total OPEB liability during the measurement period.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current discount rate:

	1% Decrease (1.75%)	Discount Rate (2.75%)	1% Increase (3.75%)
City's Total OPEB Liability	$ 105,357	$ 83,493	$ 67,277

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the year ended September 30, 2020, the City recognized OPEB expense of $9,584. The City reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 1,390	$ 1,749
Changes in actuarial assumptions	17,970	3,997
Contributions subsequent to the measurement date	247	-
Total	$ 19,607	$ 5,746

$247 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability for the fiscal year ending September 30, 2021.

Amounts reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended September 30	OPEB Expense Amount
2021	$ 2,276
2022	2,276
2023	2,276
2024	2,276
2025	2,158
Thereafter	2,352
Total	$ 13,614

E. Economic Incentive and Development Agreements

1. Manvel Economic Development Memorandum of Understanding

The City and the Corporation entered into a Memorandum of Understanding (MOU) on July 2, 2018, where the Corporation has agreed to assist in the future funding to acquiring a certain 150-acre tract (the "Tract") and to construct certain improvements within the Tract to develop a municipal complex, including regional ballfields (i.e. the "Project"). With the common goals of economic synergy, planning efficiency, and prudent budget development, the City and the Corporation agreed to set forth their planned joint commitment to fund the development of the Project. The City agreed to continue to take all steps to acquire the property and plan for the Project, including pursuing surveying, environmental assessment, legal, engineering, and estimation of development costs. The Corporation agreed to deposit 90% of sales tax received into a special Corporation fund, beginning with sales tax received during fiscal year 2019. The Corporation confirmed its intent to participate in providing funding for the development of the Project, subject to all procedural and budgetary requirements. During the fiscal year ending September 30, 2020, the Corporation received, and restricted, $846,634 related to this MOU.

2. Manvel Town Center, LP and Brazoria County Municipal Utility District No. 42

The City entered into a development agreement (the "Agreement") with Manvel Town Center, LP, and Brazoria County Municipal Utility District No. 42 (the "District") dated January 1, 2014. The Agreement empowers the City to provide economic development incentives in accordance with Chapter 380, Texas Local Government Code.

The Agreement shall remain in effect until December 31, 2044, unless earlier terminated for reasons noted in the Agreement. On or before August 15, 2015, the City agreed to create the economic development fund and to deposit into such fund annually during the term of the Agreement, the calculated annual payment as provided by the terms of the Agreement. The Agreement, pursuant to Chapter 380, has a term of 30 years with the base year beginning January 1, 2014.

Economic development revenues shall be the increment over the base year of 50% of the ad valorem taxes attributable to maintenance tax and 50% of the sales and use taxes collected during the term of the Agreement, but not to exceed a maximum total payout of $42,035,541. The City will subtract and retain an amount equal to 5% of the increment representing City administrative expenses. The City is required to make payments to the economic development fund by August 15 each year with the first payment due following the receipt of written notice from the District of the commencement of construction of the improvements by or on behalf of the District. The City did not recognize any expenditures related to this Agreement during the fiscal year ended September 30, 2020.

3. Sonmar of Scottsdale, LLC and Brazoria County Municipal Utility District No. 30

The City entered into an economic development agreement with Sonmar of Scottsdale, LLC (the "Developer") and an interlocal agreement with Brazoria County Municipal Utility District No. 30 (the "District") dated March 24, 2008 (the "Agreements"). The Agreements empower the City to provide economic development incentives in accordance with Chapter 380, Texas Local Government Code.

The Developer has agreed to advance funds to the City for costs related to the Agreements, which the City will repay with interest. The Developer has also agreed to construct certain public improvements and capital investments of approximately $400,000,000. The City agreed to create an economic development fund once the City starts receiving sales taxes generated within the boundaries noted within the Agreements. The City agreed to deposit 100% of these sales tax revenues into the economic development fund. The District also agreed to participate with sales tax revenues to be generated from this development. The sales tax revenues will be used to repay Developer advances, pay "performance-based grants" to the Developer as outlined in the Agreements, and finance improvements as noted in both Agreements. The maximum payout of the performance-based grants plus all payments made under the Agreement shall not exceed $46,000,000. The Agreement shall remain in effect for an initial term of 35 years, unless earlier terminated for reasons noted in the Agreement. The City did not recognize any expenditures related to this Agreement during the fiscal year ended September 30, 2020.

4. Milestone South Six Development, Ltd. and Brazoria County Municipal Utility District No. 30

The City entered into a development agreement (the "Agreement") with Milestone South Six Development, Ltd. (the "Developer"), and Brazoria County Municipal Utility District No. 30 (the "District") dated February 9, 2004. Under this Agreement, the Developer agreed to reimburse the City for expenses relating to the creation of the District. The District has agreed to construct water, wastewater, and drainage facilities as outlined in the Agreement financed through the issuance of bonds. In consideration of the development of land within the District and the related increase in the taxable values and the desire to more equitably distribute among the taxpayers of the City and the District the burden of ad valorem taxes, the City has agreed to make annual tax "rebate" payments to the District.

Annual tax "rebates" are determined using the lower of either the rate per $100 of taxable assessed valuation, or a percentage of the then-current City tax rate as follows:

Years	Rebate
1 – 10	$0.30 or 42% of actual City tax rate
11 – 20	$0.25 or 35% of actual City tax rate
Thereafter	$0.20 or 20% of actual City tax rate

The Agreement includes an exception using a "Test Rate" calculation as outlined in the Agreement in which the annual payments shall be reduced based upon this calculation. If the annual payment is reduced to zero pursuant to the Agreement for three years in a row, the annual payment obligation of the City shall be terminated.

All City payments received by the District shall be deposited into the District's debt service fund to be used solely for the payment of the District's bonded indebtedness. Annual payments shall begin on May 1 in the calendar year following the calendar year in which the District delivers its first series of bonds to which its ad valorem taxes are pledged and shall be payable each May 1 thereafter. This Agreement shall remain in effect until the earlier of the dissolution of the District by the City or the expiration of 40 years from the effective date of the Agreement. The City did not recognize any expenditures related to this Agreement during the fiscal year ended September 30, 2020.

5. Brazoria County Municipal Utility District No. 43

The City entered into a Memorandum of Interlocal and Development Agreement (the "Agreement") with the Brazoria County Municipal Utility District No. 43 (the "District") on April 2, 2018, for the design, financing, and construction of certain public improvements on the 267.7 acres located in the District (the "Property"). The City has agreed to provide regional improvement incentives in the form of financial assistance and the construction of certain improvements to the District to induce the District to provide valuable goods and development services to the City and to finance the construction of valuable public improvements on behalf of the City and to encourage and promote the development of the District. The District is willing to construct or cause to be constructed certain additional public improvements of behalf of the City in exchange for the City's participation in funding such improvements.

The City and the District anticipate that the improvements will be built by the District using funds advanced to the District from the Developer for eligible project costs, and the District will reimburse the Developer. The City anticipates that the District will develop the Property in the near future.

It is anticipated that the District will finance, with no assistance from the City, public improvements in addition to the improvements that are subject to the Agreement at an estimated cost of approximately $27 million. Included in the facility costs funded by the City are the design/phasing costs, sanitary sewer collection facilities, wastewater treatment plant facilities, water distribution, water supply facilities, regional road improvements (Del Bello Boulevard, Manvel Parkway, TxDOT Ramps at State Highway 288, Del Bello Bridge over GWCA canal, Dogwood Bridge over GWCA canal), and any additional projects mutually agreed to. The costs of the Del Bello Boulevard and Dogwood Bridges are reimbursable expenses that will be paid to the City from the Brazoria County 43 Regional Improvements Fund (the "Fund"). The District agrees to furnish all goods, materials, and services as and when required in connection with the construction of its improvements. Upon completion, all constructed facilities shall be conveyed to the City.

The Fund is established by the City, and the City has agreed to pay the Fund the increment based on the actual collection for each year such funds are collected. The first payment to the Fund was to be March 1, 2020 for the tax year 2019 and it was to include all sales tax increments effective from that date. No sales tax generating property was constructed by March 2020. As a result, the City did not owe a payment on March 1, 2020. The payments shall be made semi-annually. The Property improvements will be built by the District using the funds advanced, and the District will reimburse the Developer with interest.

The District may sell District bonds secured by a pledge of revenues from the Fund (i.e., contract revenue bonds), in addition to a pledge of the District's taxes costs associated. The Fund may have sufficient funds available to reimburse the Developer or the City directly instead of selling District bonds, and thus may take advantage of savings for reduced issuance costs and interest. The City did not recognize any expenditures related to this Agreement during the fiscal year ended September 30, 2020.

F. TIRZ No. 3 Financing Agreements

The City has entered into a shared financing agreement between the City, TIRZ No. 3, South Manvel Development Authority (SMDA), Brazoria County MUD No. 56, and Brazoria County MUD No. 57 dated December 29, 2010 to provide for the joint financing, design, construction, and operation of the TIRZ No. 3 plan projects.

The City has entered into a development financing agreement. The developer agrees to convey to the SMDA a parcel of land to be used as an interim park site until a permanent site can be determined. The SMDA or the City may erect recreational improvements on the site at their expense. On February 12, 2012, the SMDA approved a special warranty deed conveying a parcel of land for such purposes.

G. Pipeline Deposit Agreements

The City has entered into agreements with pipeline companies, such as Phillips 66 Pipeline LLC; EPO Pipeline, LLC; Enterprise Crude Pipeline, LLC; and Lavaca Pipeline, LLC for the purpose of constructing, maintaining, laying, operating, and/or repairing pipelines utilized for the transportation of liquids or gaseous materials along the right-of-ways and/or under certain roads located in the City. During the fiscal year, the City received the deposit of $5,000 from EPO Pipeline LLC. As of September 30, 2020, the balance for the pipeline deposit is $165,241.

(This page intentionally left blank.)

REQUIRED SUPPLEMENTARY INFORMATION

(This page intentionally left blank.)

City of Manvel, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND

For the Year Ended September 30, 2020

	Budgeted Amounts			Variance with Final Budget
	Original Budget	Budget as Amended	Actual	Positive (Negative)
Revenues				
Property taxes	$ 3,562,356	$ 3,562,356	$ 3,560,762	$ (1,594)
Sales taxes	1,993,000	1,993,000	1,878,274	(114,726)
Other taxes and fees	530,000	530,000	561,025	31,025
Charges for services	22,000	22,000	28,423	6,423
Licenses and permits	2,257,500	2,735,298	3,303,133	567,835
Fines and forfeitures	244,000	244,000	280,838	36,838
Intergovernmental	13,700	13,700	656,041	642,341
Investment earnings	95,000	95,000	62,550	(32,450)
Other revenues	18,400	18,400	71,031	52,631
Total Revenues	8,735,956	9,213,754	10,402,077	1,188,323
Expenditures				
Current:				
General government	2,925,704	2,985,425	2,605,569	379,856
Public safety	3,322,940	3,455,082	3,218,197	236,885
Public works	1,673,109	1,671,644	951,318	720,326
Library, parks, and recreation	84,800	84,800	80,915	3,885
Information technology	306,403	306,403	293,297	13,106
Total Expenditures	8,312,956	8,503,354	7,149,296	1,354,058
Excess of Revenues Over Expenditures	423,000	710,400	3,252,781	2,542,381
Other Financing Sources (Uses)				
Transfers (out)	(423,000)	(710,400)	(640,751)	69,649
Total Other Financing (Uses)	(423,000)	(710,400)	(640,751)	69,649
Net Change in Fund Balance	$ -	$ -	2,612,030	$ 2,612,030
Beginning fund balance			4,371,242	
Ending Fund Balance			$ 6,983,272	

Notes to Required Supplementary Information:

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Manvel, Texas

SCHEDULE OF CHANGES IN NET PENSION LIABILITY/(ASSET) AND RELATED RATIOS
TEXAS MUNICIPAL RETIREMENT SYSTEM

For the Year Ended September 30, 2020

	Measurement Year *			
	2019	**2018**	**2017**	**2016**
Total Pension Liability				
Service cost	$ 402,039	$ 346,152	$ 327,328	$ 278,209
Interest (on the total pension liability)	279,081	247,393	215,662	176,347
Changes of benefit terms	-	-	-	999,103
Difference between expected and actual experience	15,936	(22,918)	(9,405)	149,739
Change of assumptions	(7,422)	-	-	-
Benefit payments, including refunds of employee contributions	(153,585)	(104,642)	(41,182)	(51,625)
Net Change in Total Pension Liability	536,049	465,985	492,403	1,551,773
Beginning total pension liability	4,010,309	3,544,324	3,051,921	1,500,148
Ending Total Pension Liability	4,546,358	4,010,309	$ 3,544,324	$ 3,051,921
Plan Fiduciary Net Position				
Contributions - employer	$ 358,113	$ 326,460	$ 322,099	$ 117,468
Contributions - employee	216,150	183,704	173,979	145,550
Net investment income	419,105	(71,097)	234,361	94,003
Benefit payments, including refunds of employee contributions	(153,585)	(104,642)	(41,182)	(51,625)
Administrative expense	(2,374)	(1,381)	(1,219)	(1,063)
Other	(71)	(71)	(62)	(57)
Net Change in Plan Fiduciary Net Position	837,338	332,973	687,976	304,276
Beginning plan fiduciary net position	2,717,847	2,384,874	1,696,898	1,392,622
Ending Plan Fiduciary Net Position	3,555,185	2,717,847	$ 2,384,874	$ 1,696,898
Net Pension Liability/(Asset)	991,173	1,292,462	$ 1,159,450	$ 1,355,023
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	78.20%	67.77%	67.29%	55.60%
Covered Payroll	$ 3,087,860	$ 2,624,349	$ 2,485,407	$ 2,079,289
Net Pension Liability as a Percentage of Covered Payroll	32.10%	49.25%	46.65%	65.17%

*Only six years of information is currently available.
The City will build this schedule over the next four-year period.

Measurement Year*	
2015	2014
$ 217,485	$ 98,272
90,331	76,628
-	46,383
(13,322)	7,393
49,239	-
(50,564)	(41,731)
293,169	186,945
1,206,979	1,020,034
$ 1,500,148	$ 1,206,979
$ 95,238	$ 34,683
121,889	63,755
1,807	63,289
(50,564)	(41,731)
(1,101)	(661)
(54)	(54)
167,215	119,281
1,225,407	1,106,126
$ 1,392,622	$ 1,225,407
$ 107,526	$ (18,428)
92.83%	101.53%
$ 1,741,276	$ 1,275,100
6.18%	(1.45%)

City of Manvel, Texas
SCHEDULE OF CONTRIBUTIONS
TEXAS MUNICIPAL RETIREMENT SYSTEM
For the Year Ended September 30, 2020

	Fiscal Year *			
	2020	**2019**	**2018**	**2017**
Actuarially determined contribution	$ 368,856	$ 347,650	$ 319,360	$ 267,555
Contributions in relation to the actuarially determined contribution	368,856	350,542	319,360	267,555
Contribution deficiency (excess)	$ -	$ (2,892)	$ -	$ -
Covered payroll	$ 3,371,683	$ 2,966,052	$ 2,538,625	$ 2,406,957
Contributions as a percentage of covered payroll	10.94%	11.72%	12.58%	11.12%

*Only seven years of information is currently available. The City will build this schedule over the next three-year period.

Notes to Required Supplementary Information:

1. Valuation Date:

Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

2. Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	22 years
Asset valuation method	10 year smoothed market; 12% soft corridor
Inflation	2.5%
Salary increases	3.5% to 11.5% including inflation
Investment rate of return	6.75%
Retirement age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014-2018.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement: PUM(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.

3. Other Information:

There were no benefit changes during the year.

Fiscal Year*		
2016	2015	2014
$ 109,865	$ 76,909	$ 31,916
109,865	76,909	31,916
$ -	$ -	$ -
$ 1,960,061	$ 1,560,104	$ 1,232,533
5.61%	4.93%	2.59%

(This page intentionally left blank.)

City of Manvel, Texas

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS
TEXAS MUNICIPAL RETIREMENT SYSTEM

For the Year Ended September 30, 2020

	Measurement Year *		
	2019	**2018**	**2017**
Total OPEB Liability			
Service cost	$ 4,941	$ 5,249	$ 4,225
Interest (on the total OPEB liability)	2,367	2,007	1,857
Difference between expected and actual experience	(2,025)	1,868	-
Change of assumptions	17,026	(5,371)	5,298
Benefit payments, including refunds of employee contributions **	(309)	(525)	(249)
Net Change in Total OPEB Liability	22,000	3,228	11,131
Beginning total OPEB liability	61,493	58,265	47,134
Ending Total OPEB Liability	$ 83,493	$ 61,493	$ 58,265
Covered Payroll	$ 3,087,860	$ 2,624,349	$ 2,485,407
Total OPEB Liability as a Percentage of Covered Payroll	2.70	2.34%	2.34%

* Only three years of information is currently available. The City will build this schedule over the next seven-year period.

** Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

Notes to Required Supplementary Information:

Valuation Date:

Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Entry age normal
Inflation	2.5%
Salary increases	3.5% to 11.5% including inflation
Discount rate	2.75%
Administrative expenses	All administrative expenses are paid through the PTF and accounted for under reporting requirements under GASB 68.
Mortality - service retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.
Mortality - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

Other Information:

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB 75 to pay related benefits.

The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2019.

Changes in assumptions is the annual change in the municipal bond index rate.

There were no benefit changes during the year.

(This page intentionally left blank.)

COMBINING STATEMENTS AND SCHEDULES

City of Manvel, Texas

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS

September 30, 2020

	Special Revenue Funds			
	Hotel Taxes	**Court Security**	**Court Technology**	**TIRZ No. 3**
Assets				
Cash	$ 613,022	$ 23,246	$ 27,518	$ -
Receivables, net	13,814	-	-	-
Total Assets	$ 626,836	$ 23,246	$ 27,518	$ -
Deferred Inflows of Resources				
Unavailable revenue - property taxes	$ -	$ -	$ -	$ -
Total Deferred Inflows of Resources	-	-	-	-
Fund Balances				
Restricted for:				
Enabling legislation	626,836	23,246	27,518	-
Tax increment reinvestment zone	-	-	-	-
Special projects	-	-	-	-
Total Fund Balances	626,836	23,246	27,518	-
Total Deferred Inflows and Fund Balances	$ 626,836	$ 23,246	$ 27,518	$ -

Special Revenue Funds					Total
South Manvel Dev. Auth.	Community Impact	Law Enforcement	Park	PEG Fee	Nonmajor Governmental Funds
$ 381,638	$ 676,722	$ 4,020	$ 109,654	$ 132,978	$ 1,968,798
-	-	-	-	4,149	17,963
$ 381,638	$ 676,722	$ 4,020	$ 109,654	$ 137,127	$ 1,986,761
$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-
-	-	4,020	-	137,127	818,747
381,638	-	-	-	-	381,638
-	676,722	-	109,654	-	786,376
381,638	676,722	4,020	109,654	137,127	1,986,761
$ 381,638	$ 676,722	$ 4,020	$ 109,654	$ 137,127	$ 1,986,761

City of Manvel, Texas

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended September 30, 2020

	Special Revenue Funds			
	Hotel Taxes	**Court Security**	**Court Technology**	**TIRZ No. 3**
Revenues				
Property taxes	$ -	$ -	$ -	$ 78,945
Other fees	-	-	-	-
Charges for services	-	-	-	-
Fines and forfeitures	-	7,793	8,470	-
Hotel taxes	58,657	-	-	-
Investment earnings	-	-	-	368
Total Revenues	58,657	7,793	8,470	86,055
Expenditures				
General government	1,070	-	11,756	-
Total Expenditures	1,070	-	11,756	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	57,587	7,793	(3,286)	86,055
Other Financing Sources (Uses)				
Transfers in	-	-	-	-
Transfers (out)	-	-	-	(86,055)
Total Other Financing Sources (Uses)	-	-	-	(86,055)
Net Change in Fund Balances	57,587	7,793	(3,286)	-
Beginning fund balances	569,249	15,453	30,804	-
Ending Fund Balances	$ 626,836	$ 23,246	$ 27,518	$ -

South Manvel Dev. Auth.	Community Impact	Law Enforcement	Park	PEG Fee	Total Nonmajor Governmental Funds
Special Revenue Funds					
$ -	$ -	$ -	$ -	$ -	$ 78,945
-	-	-	-	16,416	16,416
-	464,130	-	-	-	464,130
-	-	-	-	-	16,263
-	-	-	-	-	58,657
3,004	6,155	-	-	-	9,527
3,004	470,285	-	-	16,416	650,680
6,625	5,000	-	23,690	-	48,141
6,625	5,000	-	23,690	-	48,141
(3,621)	465,285	-	(23,690)	16,416	602,539
86,055	-	-	25,000	-	111,055
-	(400,000)	-	-	-	(486,055)
86,055	(400,000)	-	25,000	-	(375,000)
82,434	65,285	-	1,310	16,416	227,539
299,204	611,437	4,020	108,344	120,711	1,759,222
$ 381,638	$ 676,722	$ 4,020	$ 109,654	$ 137,127	$ 1,986,761

(This page intentionally left blank.)

City of Manvel, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL

DEBT SERVICE FUND

For the Year Ended September 30, 2020

	Original Budget Amounts	Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Property taxes	$ 1,840,714	$ 1,840,714	$ 1,831,691	$ (9,023)
Intergovernmental	89,339	89,339	89,339	-
Investment income	30,000	30,000	13,390	(16,610)
Total Revenues	1,960,053	1,960,053	1,934,420	(25,633)
Expenditures				
Current:				
Principal	1,215,000	1,215,000	1,215,000	-
Interest and fiscal charges	594,339	665,000	659,390	5,610
Total Expenditures	1,809,339	1,880,000	1,874,390	5,610
Net Change in Fund Balance	$ 150,714	$ 80,053	60,030	$ (20,023)
Beginning fund balance			334,598	
Ending Fund Balance			$ 394,628	

City of Manvel, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL NONMAJOR SPECIAL REVENUE FUNDS

For the Year Ended September 30, 2020

	Hotel Taxes			
	Original Budget Amounts	**Final Budget Amounts**	**Actual Amounts**	**Variance with Final Budget Positive (Negative)**
Revenues				
Hotel taxes	$ 50,000	$ 50,000	$ 58,657	$ 8,657
Investment earnings	5,000	5,000	-	(5,000)
Total Revenues	55,000	55,000	58,657	3,657
Expenditures				
Current:				
General government	10,000	10,000	1,070	8,930
Total Expenditures	10,000	10,000	1,070	8,930
Net Change in Fund Balance	$ 45,000	$ 45,000	57,587	$ 12,587
Beginning fund balance			569,249	
Ending Fund Balance			$ 626,836	

	Court Security			
	Original Budget Amounts	**Final Budget Amounts**	**Actual Amounts**	**Variance with Final Budget Positive (Negative)**
Revenues				
Fines and forfeitures	$ 5,200	$ 5,200	$ 7,793	$ 2,593
Investment earnings	300	300	-	(300)
Total Revenues	5,500	5,500	7,793	2,293
Expenditures				
Current:				
Public safety	4,290	4,290	-	4,290
Total Expenditures	4,290	4,290	-	4,290
Net Change in Fund Balance	$ 1,210	$ 1,210	7,793	$ 6,583
Beginning fund balance			15,453	
Ending Fund Balance			$ 23,246	

City of Manvel, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL (Continued)

NONMAJOR SPECIAL REVENUE FUNDS

For the Year Ended September 30, 2020

	Court Technology			
	Original Budget Amounts	**Final Budget Amounts**	**Actual Amounts**	**Variance with Final Budget Positive (Negative)**
Revenues				
Fines and forfeitures	$ 6,000	$ 6,000	$ 8,470	$ 2,470
Investment earnings	25	25	-	(25)
Total Revenues	6,025	6,025	8,470	2,445
Expenditures				
Current:				
General government	25,000	25,000	11,756	13,244
Total Expenditures	25,000	25,000	11,756	13,244
Net Change in Fund Balance	$ (18,975)	$ (18,975)	(3,286)	$ 15,689
Beginning fund balance			30,804	
Ending Fund Balance			$ 27,518	

	TIRZ No.3			
	Original Budget Amounts	**Final Budget Amounts**	**Actual Amounts**	**Variance with Final Budget Positive (Negative)**
Revenues				
Property taxes	$ 66,000	$ 78,945	$ 78,945	$ -
Investment earnings	25	368	368	-
Total Revenues	66,025	79,313	86,055	6,742
Other Financing Sources (Uses)				
Transfers (out)	(66,025)	(79,313)	(86,055)	(6,742)
Total Other Financing Sources	(66,025)	(79,313)	(86,055)	(6,742)
Net Change in Fund Balance	$ -	$ -	-	$ -
Beginning fund balance			-	
Ending Fund Balance			$ -	

City of Manvel, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL (Continued)

NONMAJOR SPECIAL REVENUE FUNDS

For the Year Ended September 30, 2020

	South Manvel Development Authority			
	Original Budget Amounts	Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Investment earnings	$ 5,000	$ 5,000	$ 3,004	$ (1,996)
Total Revenues	5,000	5,000	3,004	(1,996)
Expenditures				
Current:				
General government	3,000	9,000	6,625	2,375
Total Expenditures	3,000	9,000	6,625	2,375
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,000	(4,000)	(3,621)	379
Other Financing Sources (Uses)				
Transfers in	66,025	66,025	86,055	20,030
Total Other Financing Sources	66,025	66,025	86,055	20,030
Net Change in Fund Balance	$ 68,025	$ 62,025	82,434	$ 20,409
Beginning fund balance			299,204	
Ending Fund Balance			$ 381,638	

	Community Impact			
	Original Budget Amounts	Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Investment earnings	$ 8,500	$ 8,500	$ 6,155	$ (2,345)
Charges for services	460,000	460,000	464,130	4,130
Total Revenues	468,500	468,500	470,285	1,785
Expenditures				
Current:				
General government	5,000	5,000	5,000	-
Total Expenditures	5,000	5,000	5,000	-
Excess of Revenues Over Expenditures	463,500	463,500	465,285	1,785
Other Financing Sources (Uses)				
Transfers (out)	(400,000)	(400,000)	(400,000)	-
Total Other Financing (Uses)	(400,000)	(400,000)	(400,000)	-
Net Change in Fund Balance	$ 63,500	$ 63,500	65,285	$ 1,785
Beginning fund balance			611,437	
Ending Fund Balance			$ 676,722	

CITY OF MANVEL, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL (Continued)
NONMAJOR SPECIAL REVENUE FUNDS

For the Year Ended September 30, 2020

Park

	Original Budget Amounts	Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Investment earnings	$ 50	$ 50	$ -	$ (50)
Total Revenues	50	50	-	(50)
Expenditures				
Current:				
General government	67,200	50,050	23,690	26,360
Total Expenditures	67,200	50,050	23,690	26,360
(Deficiency) of Revenues Under Expenditures	(67,150)	(50,000)	(23,690)	26,310
Other Financing Sources (Uses)				
Transfers in	50,000	50,000	25,000	(25,000)
Total Other Financing Sources	50,000	50,000	25,000	(25,000)
Net Change in Fund Balance	$ (17,150)	$ -	1,310	$ 1,310
Beginning fund balance			108,344	
Ending Fund Balance			$ 109,654	

PEG Fee

	Original Budget Amounts	Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Investment earnings	$ 30	$ 30	$ -	$ (30)
Other fees	15,000	15,000	16,416	1,416
Total Revenues	15,030	15,030	16,416	1,386
Expenditures				
Current:				
General government	50,000	50,000	-	50,000
Total Expenditures	50,000	50,000	-	50,000
Net Change in Fund Balance	$ (34,970)	$ (34,970)	16,416	$ 51,386
Beginning fund balance			120,711	
Ending Fund Balance			$ 137,127	

(This page intentionally left blank.)

NONAUDIT SERVICES REVIEW AND ACCEPTANCE

As noted within the engagement letter under “Other Services”, Belt Harris Pechacek, LLLP has agreed to provide certain nonaudit services which are noted below. These nonaudit services do not constitute an audit in accordance with auditing standards generally accepted in the United States of America and will be performed in accordance with applicable professional standards. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities. Management must assume all responsibilities related to the nonaudit services noted below. Management has agreed to oversee the nonaudit services by designating an individual with suitable skill, knowledge, or experience (SKE); evaluate the adequacy and results of the nonaudit services; and accept responsibility for them.

The nonaudit services that were provided are marked below. See subsequent page for recommended review procedures prior to signing the Client Representation Letter.

Mark "X" if nonaudit service was provided	**Nonaudit Service**	**Comments**
X	Preparation of financial statements and related notes	
X	Preparation of journal entries	
	Preparation of account reconciliations	
	Preparation of the Schedule of Expenditures of Federal Awards (SEFA) and the notes to the SEFA	
X	Updating/maintaining capital assets	
X	Pension/Other Postemployment Benefits (OPEB) calculations and adjustments	
	Debt refunding/cash defeasance calculations and adjustments	
X	Debt amortization schedules	
	Accreted interest schedules	

Nonaudit Services Basic Review Checklist

Below are recommended review procedures related to each applicable nonaudit service that was provided. The procedures listed below are recommendations and are not requirements.

1. Financial Statements and Related Notes:
   - Verify final balances on the working trial balance tie to those in financial software.
   - Verify fund balance/net position in financial software tie to what is reported on financial statements.
   - Tie applicable disclosures to supporting documents such as tying long-term debt disclosures to the entity's/financial advisor's debt schedules, tying pension balances to actuarial reporting packages, etc.
   - Tie budget balances in the financial statements to the entity's budget balances.
   - Read variance explanations in the management's discussion and analysis.
   - Review for a general understanding and request explanations where needed.
   - To obtain full, detailed disclosure checklists, log into account at www.auditbox.com; click on "1. Auditor Furnished Requests & Templates"; and download desired disclosure checklist.

2. Journal Entries:
   - Review for a general understanding and request explanations where needed.
   - Review account codes and account descriptions and provide replacement accounts codes where needed.

3. Account Reconciliations:
   - Review for a general understanding and request explanations where needed.
   - Tie data in reconciliation to entity data where applicable.

4. Capital Assets:
   - Review for a general understanding and request explanations where needed.
   - Verify all known additions and disposals are reflected on the capital asset worksheets.
   - Verify all construction in progress (CIP) projects that are outstanding as of fiscal year end are included in the CIP balance.
   - Verify all CIP projects that were completed during the fiscal year are shown as disposals under CIP and additions under the applicable category of capital assets elsewhere (i.e. infrastructure).
   - Verify all capital contributions from other entities (i.e. donations of capital assets, assets conveyed from developer, projects performed on behalf of the entity, etc.) are included.
   - Verify applicable capital asset balances in the note disclosure tie to those reported elsewhere in the financial report.

5. Pension/OPEB:
   - Review for a general understanding and request explanations where needed.
   - Tie applicable balances and disclosures to actuarial valuations and reporting packages provided by the actuary/plan.
   - Verify applicable pension/OPEB balances in the note disclosures tie to those reported elsewhere in the financial report.

6. Debt Refunding/Cash Defeasance:
   - Review for a general understanding and request explanations where needed.
   - Tie applicable balances to the closing memo/bond documents provided by financial advisor/bond counsel.
   - Tie revised/updated debt schedules provided by the financial advisors to the long-term debt schedules in the notes to the financial statements and balances reported elsewhere in the financial statements.

7. Debt Amortization Schedules:
   - Review for a general understanding and request explanations where needed.
   - Tie balances on schedules to applicable debt records such as closing memos.
   - Tie ending balances as of fiscal year end to amounts reported in financial statements.

8. Accreted Interest Schedules:
   - Review for a general understanding and request explanations where needed.
   - Tie balances on schedules to applicable debt records such as official statements.
   - Tie ending balances as of fiscal year end to amounts reported in financial statements.

MANVEL CITY COUNCIL
DATA SHEET

MEETING DATE: April 5, 2021

TOPIC: Subdivision variance request for 8.437 acres of property located at 7900 Bissell Road, seeking to vary Chapter 62, Section 62-111 (a) and (c), *Additional Street Requirements*.

BACKGROUND: The property is located at 7900 Bissell Road in the Heavy Commercial (HC) zoning district. The owners are Bayland, Inc., Ms. Ginger Sandlin, and Southwest Quality Molding, Mr. Perry Estes. The site has existing warehouse buildings which are owned by Bayland, Inc. and Southwest Quality Molding. The owners would like to subdivide the property to convey “Lot 1” to Bayland, Inc. and “Lot 2” to Southwest Quality Molding (*see* plat). The property owners do not intend to develop or redevelop the site but merely subdivide according to ownership. The owners have opted to record the property legally (by plat) rather than convey ownership through metes and bounds. The City’s subdivision ordinance does not require a plat where development or redevelopment does not exist. However, since a plat is being filed with the City for approval, it is still subject to all regulations housed in the ordinance. This includes Section 62-111 (a) and (c) that requires one-half of Bissell Road constructed to concrete curb and gutter.

Since the property owners are only conveying the proposed lots and no development or redevelopment is occurring, staff is recommending approval of the variance request according to the development agreement and conditions as stated below in the “Recommendation” section.

This agenda item was brought before the City Council on March 15, 2021. The property owners requested the City Council table the time for further discussion with City staff regarding the development agreement. The agenda item was tabled by City Council. City staff has given consideration to the owner’s proposed suggestions. City staff does not feel the proposed conditions are applicable since the property owners are only platting to convey land. In the event the property is developed or substantially improved, the conditions of the proposed development agreement will expire. This will give City Council the opportunity to weigh consideration at that time if it becomes necessary.

RECOMMENDATION: The staff recommends approval with a development agreement with three conditions. The conditions include:

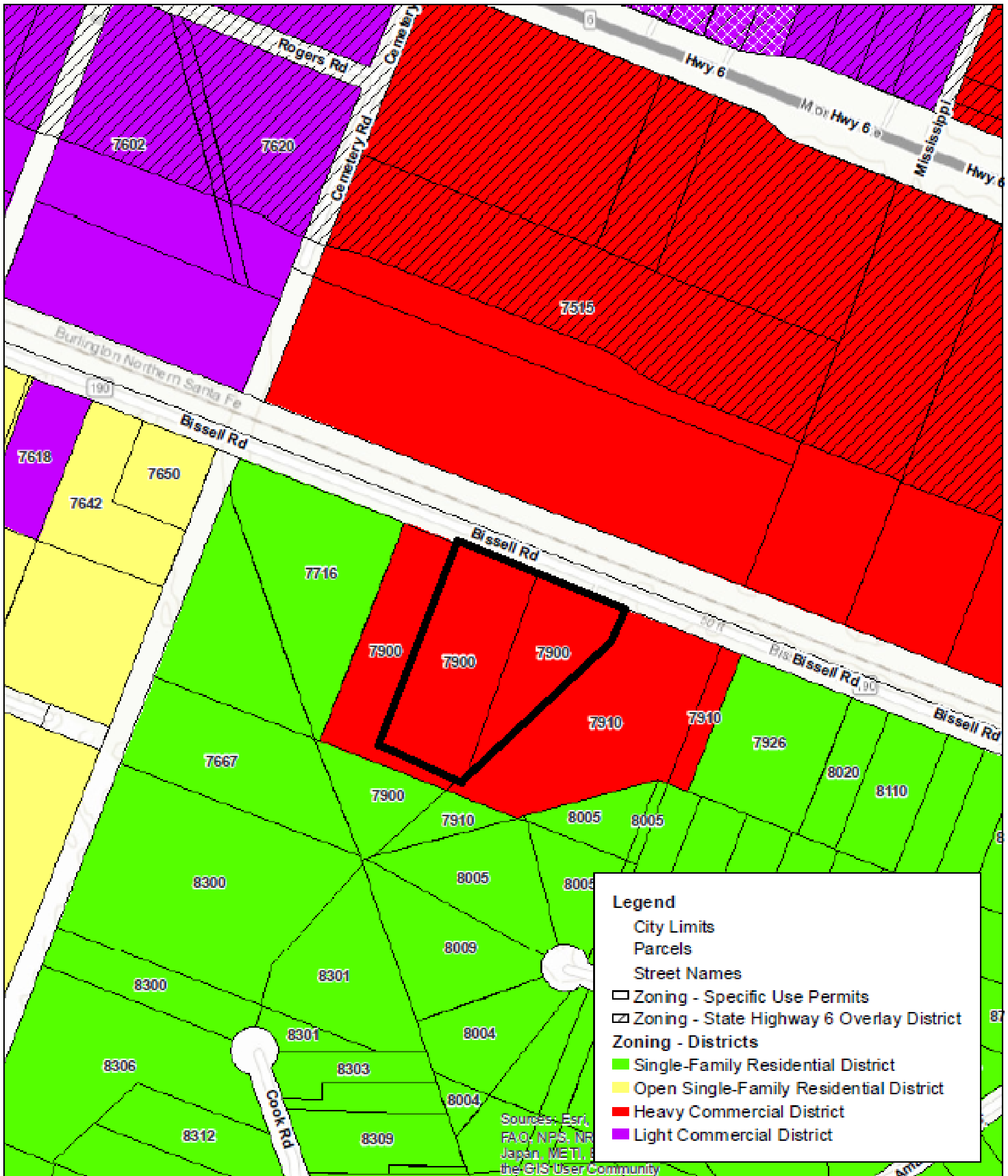
1. Upon development or substantial improvement of the Property, Bissell Road will be constructed according to *Manvel Code of Ordinances*, Section 62-111 (a) and (c);
2. The Property may not be subdivided; and
3. City shall record this agreement with the Brazoria County Clerk. Developer shall be responsible for the cost of recordation.

ATTACHMENTS: Application, Development Agreement, Proposed Plat, Zoning Vicinity Map, and Aerial Vicinity Map

FUNDING ISSUES

_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER	FINANCE DIRECTOR APPROVAL _______
Jessica Rodriguez	CITY MANAGER APPROVAL _______



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

City of Manvel

20025 Hwy 6
Manvel, Texas 77578
(281) 489-0630
http://www.cityofmanvel.com/cms/

Manvel GIS Mapping

1 " = 376 '

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

City of Manvel
20025 Hwy 6
Manvel, Texas 77578
(281) 489-0630
http://www.cityofmanvel.com/cms/

Manvel GIS Mapping

1 " = 376 '

DEVELOPMENT AGREEMENT (FOR VARIANCE)

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

This Development Agreement executed as of the ____ day of _________, 2021, is by and between the City of Manvel, Texas, ("City") and Bayland, Inc. C/O Ginger Sandlin and Southwest Quality Molding C/O Perry Estes, property owners of certain hereinafter described property located within the City, (together known as "Developer"), all collectively referred to as the "Parties." This Agreement is in regard to the subdivision an 8.437-acre tract of land located at 7900 Bissell Road.

WHEREAS, Developer wishes to subdivide an 8.437-acre tract of land to convey property identified as "Lot 1" to Bayland Inc. and "Lot 2" to Southwest Quality Molding on Exhibit "A", attached hereto; and,

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

WHEREAS, Section 62-111 (c) of The City Code requires the Developer to construct necessary improvements on all adjacent streets (Bissell Road) in order to bring the pavement and curbing up to the City's minor street standards for the one-half of the street abutting the Property; and

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

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

1. PROJECT

1.01 Location. The property that is the subject of this agreement is all the property legally described as: being a subdivision of 8.437 acres (367,520 sq. ft.) part of Outlot 121 and 122 of the Dr. A.A. Luther Subdivision of the Town of Manvel, a map or plat thereof recorded under Volume 3, Pages 139 of the Brazoria County Plat Records J.M. O'Donnell Survey, Abstract No. 476, City of Manvel, County of Brazoria, State of Texas (the "Property"). The Property is more fully described and depicted in the survey attached as Exhibit "A", attached hereto.

1.02 Project Description. This Agreement is in regard to the subdivision of the Property, identified as 8.437 acres of land, by the Developer. The Developer wishes to subdivide the Property into two lots in order to convey "Lot 1" to Bayland, Inc. and "Lot 2" to Southwest Quality Molding as identified on Exhibit "A".

1.03 The Property has never been platted. Section 62-111 (a) and (c) of the City's subdivision ordinance requires construction of all streets in accordance with the city's design criteria; construction of all roadways within the development in accordance with the City's minor street standards; and construction of perimeter streets in conjunction with plat approval. The Developer has applied to vary this requirement for the Property.

2. CITY APPROVAL

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

2.02 Conditions: The required conditions are as follows:

(i) Upon development or substantial improvement of the Property, Bissell Road will be constructed according to Manvel *Code of Ordinances*, Section 62-111 (a) and (c);
(ii) The Property may not be subdivided; and
(iii) City shall record this agreement with the Brazoria County Clerk and evidence the agreement on a "plat note" on the plat of said Property. Developer shall be responsible for the cost of recordation.

3. DEVELOPER COVENANTS

3.01 The Developer agrees to following:

(i) The City shall not issue any other construction permits or approve any further development, re-development, plat, or re-plat of the Property until the Developer complies with the provisions of The City Code; and

(ii) Developer agrees to pay the cost of recordation of this agreement within thirty (30) days of invoice by the city.

4. MISCELLANEOUS

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

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

4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party.

Developer shall not be a third-party beneficiary to any contract the city has with any other party for the engineering, design, or construction of said improvements.

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

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

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

4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.

4.08. Severability. If any term or provision of this Agreement is held to be invalid, void or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired or affected.

4.09. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above.

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

If to City:	City of Manvel 20025 Morris Avenue Manvel, Texas 77578 ATTN: City Manager
If to Developer:	Bayland, Inc. C/O Ginger Sandlin 7900 Bissell Road Manvel, TX 77578 and Southwest Quality Molding C/O Perry Estes 7900 Bissell Road Manvel, TX 77578

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

CITY OF MANVEL:

____
Debra Davison, Mayor

ATTEST:

____
Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

____
Notary, State of Texas

(NOTARY SEAL)

Bayland, Inc.**:**

By: ______________________________________
Name: Ginger Sandlin

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

____
Notary, State of Texas

(NOTARY SEAL)

Southwest Quality Molding:

By: ____
Name: Perry Estes

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

____
Notary, State of Texas

(NOTARY SEAL)

Exhibit A

Being a subdivision of 8.437 acres (367,520 sq. ft.) part of Outlot 121 and 122 of the Dr. A.A. Luther Subdivision of the Town of Manvel, a map or plat thereof recorded under Volume 3, Pages 139 of the Brazoria County Plat Records J.M. O'Donnell Survey, Abstract No. 476, City of Manvel, County of Brazoria, State of Texas.

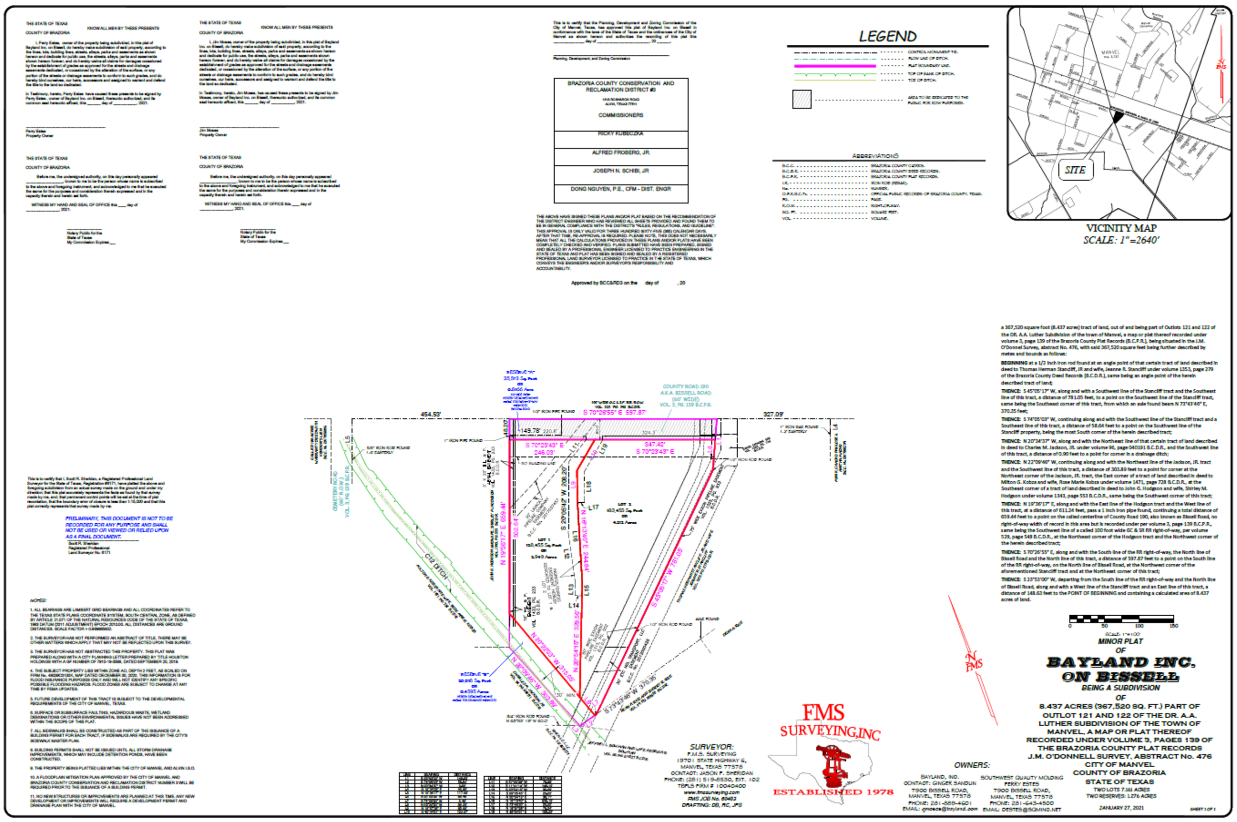


Exhibit B

CITY OF MANVEL

http://www.cityofmanvel.com

PO Box 187
Manvel, Texas 77578

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

Subdivision Variance Application

Applicant Information

Applicant (if not owner): ______

Phone: ______ e-mail: ______

Owner: Bayland, Inc. C/O Ginger Sandlin & Southwest Quality Molding C/O Perry Estes

Owner Address: 7900 Bissell RD City Manvel State TX Zip 77578

Phone: 281-889-4601 e-mail: gmoses@bayland.com

Property Information

Site Address: 7900 Bissell

Legal description (from deed): 8.437 ACRES (367,520 SQ. FT.) PART OF OUTLOT 121 AND 122 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, A MAP OR PLA
(Property must be legally subdivided or be lot of record)

Brazoria County Identification Number: 228378 & 228379

Description of Subdivision Variance Request

To not improve the perimeter road.

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

- What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance?

Bissell Road is an existing road that services this area and we are not wishing to develop anything else, just subdivide an existing development.

Exhibit B

o How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

Bissell Road is an exisitng road and improving this small portion would not make sense cost wise or aesthetically for the area.

o Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

This existing road already services the surrounding area safely.

o Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision ordinance.

This existing road services the existing area well and leaving it as is will not impact the orderly. subdivision of other land in the area.

Applicant Authorization

I authorize the City of Manvel to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision variance approval. I agree to provide any additional information requested by the City of Manvel as they deem necessary for the processing of this application.

Gill Sandlin
Applicant Signature

2/3/2021
Date

Submit variance request material to the Permit Department, City of Manvel, 20025 Highway 6 Manvel, Texas 77578 with the plat application. Failure to pay the required application fees or provide the information, drawings, or attachments in the form as requested by the City shall automatically mark the application as 'incomplete' and such application shall not be placed on the agenda for consideration until all information, fees, drawings, or attachments are deemed to be complete and in proper form by city staff.

MANVEL CITY COUNCIL
DATA SHEET

MEETING DATE: April 5, 2021

TOPIC: Consideration and possible action to adopt a "Hotel Operations License" by ordinance into Chapter 35 of the *Manvel Code of Ordinances*.

BACKGROUND: At the direction of City Council, City staff has created a "Hotel Operation License". This license requires hotels to provide human trafficking training and other site-specific criteria for new hotel and existing hotels in the City Limits. The license is required annually where an application is filed with the City to secure certified documentation that all hotel employees have been trained to spot/report human trafficking by either corporate offices or City approved training on their own. The license also requires specific signage in English and Spanish and does not allow for retaliation on employees who report human trafficking. The hotels also have to keep hotel guest registration, maintain security cameras, and have a manger/owner/operator present and accessible on a 24-hour basis. The license may be revoked or appealed to City Council. Since this is a new license for the City, staff has also proposed an application fee of $100.00. The City's Fee Schedule will also be presented to City Council for approval of the fee addition.

RECOMMENDATION: Staff recommends approval of the "Hotel Operation License" ordinance.

ATTACHMENTS: Proposed Ordinance

FUNDING ISSUES

_X_ 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 _______

ORDINANCE NO. 2021-O-11

AN ORDINANCE AMENDING CHAPTER 35 "LICENSES AND SPECIAL BUSINESS REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY ADDING A NEW ARTICLE XI "HOTEL LICENSING" TO REGULATE HOTELS; REPEALING PROVISIONS IN CONFLICT THEREWITH; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City Council of the City of Manvel, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the City Code by adopting an ordinance regulating hotels in the City of Manvel; and

WHEREAS, the City Council finds that the adoption of this ordinance is in the best interest of the citizens of Manvel; 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. Chapter 35 of the Code of Ordinances of the City of Manvel is hereby amended by adding a new Article XI "Hotel Licensing" to read and provide as follows:

"Chapter 35 - LICENSES AND SPECIAL BUSINESS REGULATIONS

. . . .

ARTICLE XI. – HOTEL LICENSING

Sec.35-330. – Definitions.

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

Applicant means a person who submits or files an original or renewal application with the City.

City means the City of Manvel, Texas.

Complete Application means any application containing all the required documents listed on any application in the appropriate format, correct number of copies, paid fees, and any required signatures when submitted to the City, in a final form to be deemed complete for processing.

Council means the Manvel City Council.

Employee means any person who is directly employed in consideration of direct monetary wages.

Hotel means a commercial establishment and or building in which members of the public obtain sleeping accommodations, and or lodging or other services for consideration. For purposes of this Article, the term hotel shall include rooming house, bed and breakfast, motel, court, and inn.

Hotel Operator means a person who owns, operates, manages or controls a hotel within the City.

Human Trafficking means (1) sex trafficking by way of the recruitment, harboring, transportation, provision or obtaining of a person for the purpose of a commercial sex act in which the commercial sex act is inducted by force, fraud, or coercion or in which the person induced to perform such act has not yet attained 18 years of age; or (2) labor trafficking by way of the recruitment, harboring, transportation, provision, or obtaining of a person for the purpose of labor or services through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.

Section 35-331. – Hotel Operation License.

(1) *License Required*.
   a. Hotel Operation License. The hotel operation license is an annual permit required by the City for all existing and new hotels within the City Limits. Existing hotels have a maximum of 30 days to comply with all requirements of this Article. The hotel operation license application is made available by the Permits Department.
   b. Application. A complete hotel operation license application is required by the City.
   c. Certification. The City shall certify all requirements of the hotel operation license are met by the hotel.

(2) *Issuance of License*. The City shall issue a hotel operation license after the following:
   a. A complete application;
   b. Approved inspections;
   c. Compliance with Section 35-353. – Hotel Operations and Section 35-354. – Hotel Human Trafficking Training; and
   d. This Article.

(3) *Expiration of License*. A hotel operation license shall expire annually from the license issue date.

(4) *License Transfer*. A hotel operation license shall not transfer upon change of hotel ownership and/or corporation.

Section 35-332. – Inspection.

The City shall conduct new inspections upon a complete application filed with the Permits Department and all annual inspections upon license expiration.

Section 35-333. – Hotel Operations.

(1) *Guest Registration*. All hotels shall maintain a copy of guest registration information for a minimum of 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s).
(2) *Hotel Security*. The hotel shall install and maintain security cameras in each interior hallway(s), lobby, parking lot(s), and exterior door(s).
(3) *Hotel Operator*. The hotel owner, operator, or manager shall be present and accessible in person at the hotel on a 24-hour basis.

Section 35-334. – Hotel Human Trafficking Training.

(1) *Hotel Human Trafficking Training Required*. The hotel shall provide human trafficking training to all hotel staff by corporate policy and/or requirements. If a hotel does not mandate human trafficking training by corporate policy and/or requirement, the hotel shall provide their own training to be reviewed and approved by the City before the hotel operation license is issued. The human trafficking training is mandated for all new employees and existing employees annually. Hotels are required to present human trafficking training attendance sheet(s) or certification for each employee to the City.
(2) *Certified Hotel Employee Training List*. All hotels shall provide a certified list of employees to the City upon hotel operation license application submittal and annually upon license expiration. The list must certify all employees have completed annual human trafficking training. If the certified list is not provided to City upon initial approval and annual inspection, the hotel license will not be approved.
(3) *Signage*. All hotels shall display human trafficking signage at the front desk in both English and Spanish. A separate sign is required for each required language. The signage must contain the National Human Trafficking Hotline's phone number, email address, text information, and website address to report and/or assist victims.
(4) *Retaliation or Discrimination*. Hotel operators shall not discharge from employment, discipline or otherwise punish, retaliate or discriminate against any person as a reprisal for the employee making a good-faith report of suspected human trafficking to their employer, law enforcement, or the National Human Trafficking Hotline.

Section 35-335. – Compliance and Violation.

(1) *Failure to Comply*. Failure to comply with any part of this Article will result in the hotel's compliance within 30 days or demonstrate that the findings of non-compliance was incorrect. After 30 days, if it is determined the hotel has failed to cure the violation, the hotel is subject to penalty.

(2) *Violation*. A violation of the provisions of this Article shall be punishable by a fine of $500.00. Each day any violation continues shall constitute and be punishable as a separate offense.

Section 35-336. – Appeal of Denial or Revocation of Hotel Operation License.

An applicant and/or owner/operator who has been denied a hotel operation license may appeal that action to the Council by submitting a letter to the City within 10 days of the action complained of. A hearing on the denial will be scheduled for the next regular Council meeting. The Council will render its decision on the appeal at the meeting during which the appeal is considered.

Section 35-337. – Hotel Operation License Fee.

Hotel Operation License Fee. The hotel operation license fee shall be adopted in the City's Fee Schedule."

Section 3. Upon adoption of this ordinance, all hotels must comply with all training and operations requirements within 180 days of adoption. Licenses for hotels existing in the City of Manvel upon adoption of this ordinance shall be required beginning February 1, 2022.

Section 4. 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 described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. 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 $500.00. Each day of violation shall constitute a separate offense.

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

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

____

Debra Davison, Mayor

Attest:

____

Tammy Bell, City Secretary

Approved as to Form:

____

Robert Gervais, City Attorney

ORDINANCE NO. 2021-O-12

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING SECTION 41-4 "SCHOOL ZONES" OF THE CODE OF ORDINANCES TO REVISE THE PROVISIONS PERTAINING TO TIMES AND PLACES FOR SCHOOL ZONES; AUTHORIZING THE ENFORCEMENT OF ALL STATE REGULATIONS; AUTHORIZING THE PLACEMENT OF SIGNS INDICATING THE SPEED LIMITS ON THE STREETS AND PORTIONS OF STREETS DESIGNATED HEREIN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HEREWITH; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR ($1) OR MORE THAN TWO HUNDRED DOLLARS ($200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the Texas Transportation Code § 545.356, provides that, upon the basis of an engineering and traffic investigation, the governing body of a City may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an Ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street of highway; and

WHEREAS, the Texas Transportation Code § 545.357, provides that, the governing body of a municipality hereby determines that the prima facie speed limits for school zones, hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof; and

WHEREAS, the Legislature of the State of Texas has determined that the use of wireless communication devices in school zones creates an unsafe environment and has provided that the governing body of a City may enforce the prohibition of the use of wireless communication devices in school zones with appropriate signage displayed prohibiting said use; now, therefore,

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

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

Section 2. The Code of Ordinances of the City of Manvel, Chapter 41. "Traffic and Motor Vehicles," Section 41-4 "School Zones" Texas is hereby amended to read and provide as follows:

"**Chapter 41 - TRAFFIC AND MOTOR VEHICLES**

. . .

Sec. 41-4. School Zones.

(a) No person shall operate a vehicle at a speed greater than 20 miles per hour on any day that school is in session between 6:45 a.m. and 9:00 a.m. and between 2:30 p.m. and 4:30 p.m. when passing through the following properly marked school zone in the city:

[~~School Road from Large Road to Lewis Lane~~.]

Large Road 125 feet east, from the centerline of Masters Road to a point 170 feet east of School Road.

School Road 170 feet south of Large Road north to the intersection of Lewis Lane.

Lewis Lane from [~~Cemetery Road to Masters Road.~~] Masters Road approximately 1000 feet east of the centerline of its intersection of School Road.

Lewis Lane from McCoy to Masters Road.

McCoy Road from its intersection with Morris Avenue, north to its intersection with Charlotte Street.

(b) No person shall operate a vehicle at a speed greater than 20 miles per hour on any day that school is in session between 7:15 a.m. and 9:00 a.m. and between 2:30 p.m. and 4:30 p.m. when passing through the following properly marked school zone in the city:

Along Palm Desert Drive from 120 feet west of its intersection with Garden Ridge Court, to County Road 48.

(c) No person shall operate a vehicle at a speed greater than 25 miles per hour when passing through the following properly marked school zone in the city, between the hours of 6:45 AM to 9:00 AM and 2:30 PM to 4:30 PM when school zone sign is flashing:

Along Masters Road from a point [~~919~~] 200 feet north of the centerline of Large Road [~~Lewis Lane~~] to the point [~~525~~] 232 feet to the south of the centerline of Cedar Street [~~Lewis Lane~~], a distance of approximately [~~0.273~~] 0.421 miles.

(d) No person shall operate a vehicle at a speed greater than 35 miles per hour when passing through the following properly marked school zone in the city, between the hours of 6:45 AM to 9:00 AM and 2:30 PM to 4:30 PM when school zone sign is flashing:

Morris Avenue a distance of 1830 feet from Wilson Road to a point 1150 feet west of McCoy Road.

(e) No person shall operate a vehicle at a speed greater than 20 miles per hour on any day that school is in session between 7:15 a.m. and 9:00 a.m. and between 2:30 p.m. and 4:30 p.m. when passing through the following properly marked school zones in the city:

County Road 58 from a point on the west side of County Road 48 to a point 1000 feet east of County Road 48.

County Road 48 from the centerline of County Road 58 to a point 1000 feet north of County Road 58.

County Road 48 from a point of the center line of County Road 58 south 2000 feet.

(f) No person shall operate a vehicle at a speed greater than 35 miles per hour on any day that school is in session between 7:15 a.m. and 9:00 a.m. and between 2:30 p.m. and 4:30 p.m. when passing through the following properly marked school zone in the city:

County Road 48 from 1000 feet north of the centerline of County Road 58 to a point 800 feet north.

County Road 48 from 2000 feet south of the centerline of County Road 58 to a point 1700 feet south.

(f) No person shall operate a vehicle at a speed greater than 20 miles per hour on any day that school is in session between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 5:00 p.m. when passing through the following properly marked school zones in the city:

Pursley Boulevard from its intersection of Meridiana Parkway approximately 2250 feet north.

(h) No person shall operate a vehicle at a speed greater than 25 miles per hour on any day that school is in session between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 5:00 p.m. when passing through the following properly marked school zones in the city:

Meridiana Parkway at its Centerline of Pursley Boulevard approximately 235 feet east and approximately 235 feet west.

All state regulations prohibiting the use of wireless communication devices on the streets and portions of streets properly designated herein, and during the hours designated herein, and property marked shall be strictly enforced."

Section 3. The City Manager, or his designated representative, is hereby authorized and directed to place or cause to be placed appropriate traffic control devices to effectuate the establishment of the school zone speed limit and other speed limit.

Section 4. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 5. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount of not less than one dollar ($1) or more than Two Hundred Dollars ($200).

Section 6. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances 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 ___________________, 2021.

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

____
Debra Davison, Mayor

Attest:

____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

____
Robert Gervais, City Attorney

March 1, 2021

The Honorable Debra Merz Davison
Mayor
City of Manvel
P.O. Box 187
Manvel, Texas 77578-0187

RE: Request City School Zone Ordinance – FM 1128 – Brazoria County

Dear Mayor Davison:

Our office has completed a Speed Zone Study along FM 1128 within the City of Manvel. Attached you will find a Speed Zone Strip Map numbered 5748 C and a prepared Speed Zone Ordinance suggested by the *Texas League of Municipalities* containing the recommended zone along FM 1128.

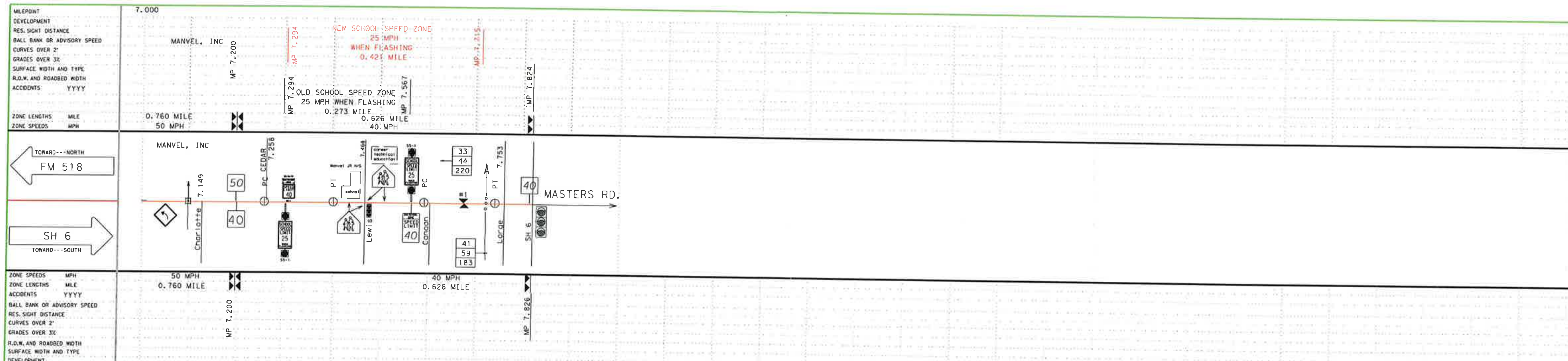
If you concur with the recommended zone please furnish this office with a copy of your executed ordinance.

Should you have questions please contact Gaurang Pandit, Transportation Engineer Supervisor at (713) 802-5856.

Sincerely,

Ugonna U. Ughanze, P.E.
Director of Transportation Operations
Houston District

Attachments
cc: Tammy Bell – City Secretary – City of Manvel
Gaurang S. Pandit, P.E.



DISTRICT	HOUSTON	COUNTY	BRAZORIA	MINUTE NO.	DATE / /
HIGHWAY	FM 1128	CITY	MANVEL, INC	REPLACES	DATE / /
DATE OF SURVEY	6/2014	SCALE	5" = 1 MILE	REPLACED BY	DATE / /
				CANCELED BY	DATE / /

LIMITS OF ZONE

SECTION ONE	STA. OR M.P.	LENGTH CONT. & SECT.	PROJECT
BEGINS		1684-01	
ENDS		1684-01	

SECTION TWO	STA. OR M.P.	LENGTH CONT. & SECT.	PROJECT
BEGINS			
ENDS			

LIMITS OF ZONE

SECTION THREE	STA. OR M.P.	LENGTH CONT. & SECT.	PROJECT
BEGINS			
ENDS			

SECTION FOUR	STA. OR M.P.	LENGTH CONT. & SECT.	PROJECT
BEGINS			
ENDS			

SPEED CHECK BLOCK:
68 — 85 PERCENTILE SPEED
74 — TOP SPEED MEASURED
85 — NUMBER OF CARS CHECKED
65 — TRIAL RUN CONDUCTED
— FATAL ACCIDENT
— PERSONAL INJURY ACCIDENT
— PROPERTY DAMAGE ACCIDENT
— EXCEEDED STATEWIDE AVERAGE ACCIDENT
— SECTION ZONED BY COMMISSION MINUTE ORDER
— SECTION ZONED BY CITY ORDINANCE
55 — EXISTING SPEED LIMIT SIGN
#N — SPEED CHECK STATION
— EXISTING SIGNAL
— EXISTING FLASHING BECON
— EXISTING POLE
— PROPOSED SIGN
PC — POINT OF CURVE
PT — POINT OF TANGENT

S5-1
R2-1
SPEED LIMIT 55
PROPOSED SPEED LIMIT SIGN (TYP)
SCHOOL SPEED LIMIT 35 WHEN FLASHING
PROPOSED SCHOOL ZONE WHEN FLASHING WITH BEACONS (TYP)
SPEED LIMIT 55
W3-5
PROPOSED REDUCED SPEED AHEAD SIGN (TYP)

TEXAS DEPARTMENT OF TRANSPORTATION

SPEED ZONE

STRIP MAP 5748 C

$FILEL$

$DATE$ $TIME$

ORDINANCE NO. 2021-O-13

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE CLOSING OF A CITY RIGHT-OF-WAY CONSISTING OF A 60' BY 3,000' STRIP OF IOWA LANE, OUT OF TRACTS 2A, 2B, AND 2C OF A0459 ACH&B, BOUNDED BY COUNTY ROAD 58 TO THE NORTH AND BRAZORIA DRAINAGE DISTRICT 4 DITCH E100-01-02 TO THE SOUTH, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; CLOSING SAID PUBLIC RIGHT-OF-WAY TO PUBLIC TRAVEL; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, on December 2, 2020, the City of Manvel received a letter from the Gulf Coast Water Authority (GCWA) requesting removal of a dilapidated bridge on Iowa Lane over the GCWA canal (known as Lateral 10); and

WHEREAS, the removal of the bridge over Lateral 10 will require official closure of a part of Iowa Lane to through traffic; and

WHEREAS, in addition to the request from GCWA, the City has received notice from VDB Partners, Ltd., the adjacent property owner of the underlying tract(s), that the City is authorized to take whatever steps are necessary to close Iowa Lane and remove the bridge over the canal; and

WHEREAS, the City of Manvel has reviewed the request and agrees that the dilapidated state of the bridge presents a need to remove the bridge and for closing off that portion of Iowa Lane, in the interest of the public health and safety; and

WHEREAS, due to the resulting uncertainty of access heading north from Iowa Lane from near the intersection with Del Bello Boulevard, as the remaining tracts are developed, Iowa Lane is recommended to be closed from the DD4 ditch E100-01-02 all the way north to County Road 58; and

WHEREAS, in accordance with the City's abandonment procedure adopted by Resolution 2015-R-10, the City has held a public hearing to solicit input on the closing of this portion of Iowa Lane; and

WHEREAS, the City Council has determined that it is in the best interest of the City of Manvel to close this portion of Iowa Lane to public travel; now, therefore;

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

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

Section 2. The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity require the closing of the portion of Iowa Lane consisting of:

> **A 60' BY 3,000' STRIP OF IOWA LANE, OUT OF TRACTS 2A, 2B, AND 2C OF A0459 ACH&B, BOUNDED BY COUNTY ROAD 58 TO THE NORTH AND BRAZORIA DRAINAGE DISTRICT 4 DITCH E100-01-02 TO THE SOUTH**,

in Manvel, Texas, and described and depicted in Exhibit A, attached hereto and incorporated herein.

Section 3. The right-of-way depicted in Exhibit "A" attached hereto and made a part hereof for all purposes, located within the City of Manvel, Brazoria County, Texas, is hereby closed. Said portion of Iowa Lane is NOT ABANDONED but is closed as a public way. The city council directs the city manager to take all steps needed to ensure there is resulting safety hazard to motorists and pedestrians.

Section 4. To the extent city approval is necessary, the City of Manvel hereby authorizes GCWA to remove the bridge over Lateral 10 and perform the actions needed to ensure there is no safety hazard to motorists and pedestrians.

Section 5. Repealer. All ordinances or parts of ordinances, or resolutions, official or unofficial policies, or practices inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

Section 6. Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

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

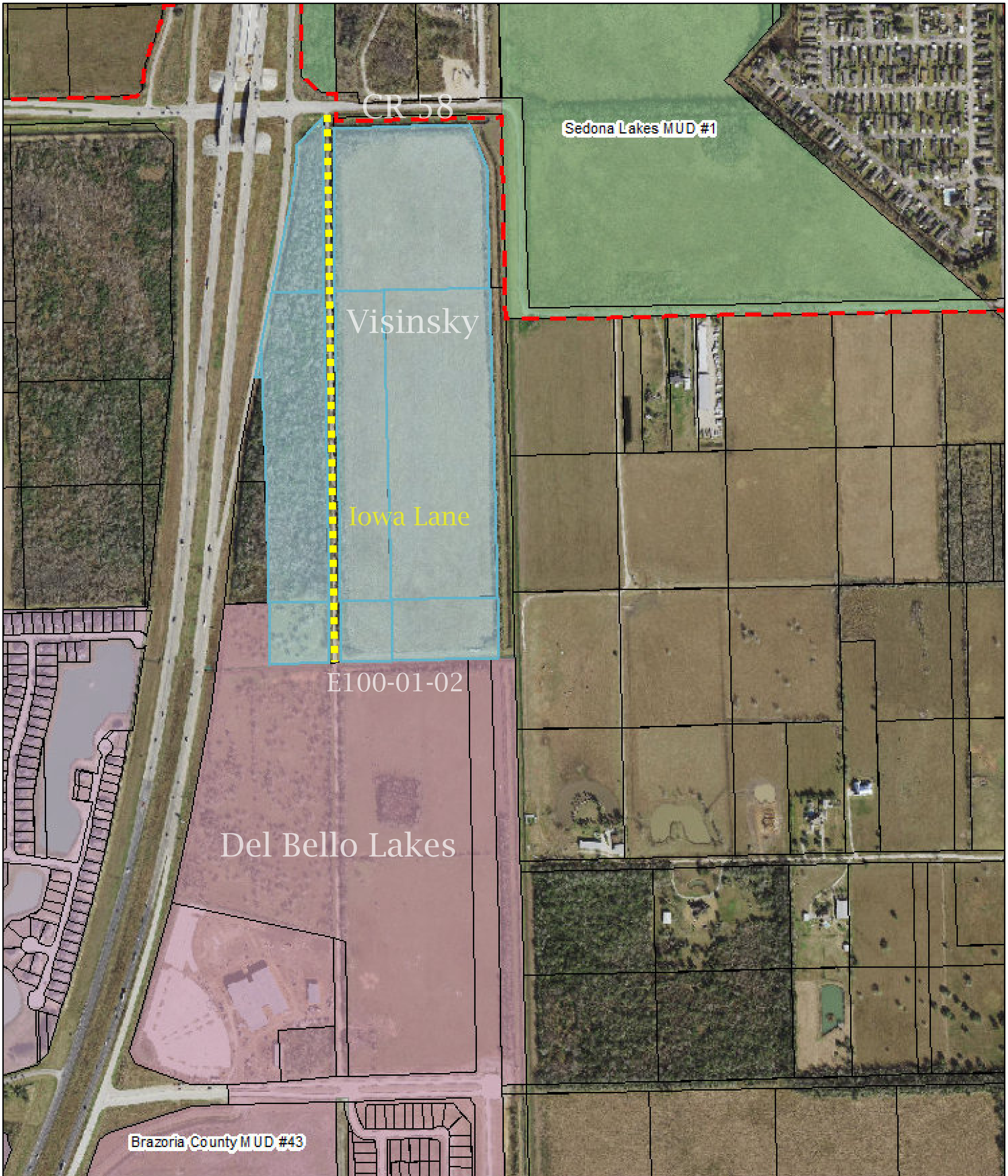
____
Debra Davison, Mayor

ATTEST:

____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

____
Robert Gervais, City Attorney



City of Manvel

20025 Hwy 6
Manvel, Texas 77578
(281) 489-0630
http://www.cityofmanvel.com/cms/

Manvel GIS Mapping

1 " = 800 '

MANVEL CITY COUNCIL
DATA SHEET

MEETING DATE: April 5, 2021

TOPIC: Consideration to adopt the City's "Fee Schedule" to add a newly created license fee for a "Hotel Operation License".

BACKGROUND: The "Hotel Operation License" was created to require hotel human trafficking training and various site-specific criteria for hotel operations. This is an annual license. Since this is a newly created license, the City Council will need to adopt a license fee in the Fee Schedule. The fee account for staff processing and inspection. City staff will be charged with verifying human trafficking hotel employee training is being conducted annually as well as performing site inspections for security cameras, current hotel guest registrations, etc. City staff has proposed a fee of $100.00.

RECOMMENDATION: Staff recommends approval the "Hotel Operation License" fee as $100.00 per the proposed Fee Schedule.

ATTACHMENTS: City of Manvel Fee Schedule (dated December 2, 2019, by Resolution 2019-R-28), City of Manvel Fee Schedule (dated April 5, 2021) and City of Manvel Fee Schedule Redline (dated April 5, 2021)

FUNDING ISSUES

_X_ 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 _______

RESOLUTION NO. 2021-R-07

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 ADOPTING A SCHEDULE OF FEES FOR FIRE PREVENTION PERMITS ISSUED BY THE CITY; 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 APRIL 5, 2021,"** 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 April 6, 2021.

Section 2. That certain **"FIRE PROTECTION AND PREVENTION FEE SCHEDULE APRIL 5, 2021"** a true and correct copy of which is attached hereto as Exhibit "B," and for all things is made apart of this Resolution, is hereby in all things adopted. The policies set forth in said Exhibit "B" shall be applicable beginning April 6, 2021.

Section 3. 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 5, day of April 2021.

____
Debra Davison, Mayor

ATTEST:

____
Tammy Bell, City Secretary

CITY OF MANVEL
FEE SCHEDULE APRIL 5, 2021

ZONING

OCCUPANCY PERMITS, NON RESIDENTIAL	
CHANGE OF USE / TENANCY	$100.00
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

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
PRELIMINARY PLAT EXTENSION	NO CHARGE
RECORDING FEES WITH BRAZORIA COUNTY	
- ACTUAL COST OF RECORDING, PLUS	$30.00

RE-CHECK FEE

VERIFICATION OF CORRECTIONS	$250.00
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:

WATER $1,850.00
WASTEWATER $2,100.00

****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		$500.00	For commercial property fronting a state maintained road (Highway 6, State highway 288 and FM 1128)
Fill Dirt (in Floodplain)	$500.00		Property located in a floodplain or property not in a floodplain that has reached 20 loads
Fill Dirt (outside Floodplain)	$15.00		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.	$-0-	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*	**FEE**	**NOTES**
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	
Manufactured Home Community		
Annual Fee	$100.00	
Plus per space fee	$5.00	
Pet Registration** (Police Dept.)		**The pet licenses expire one year from the **date of issue.**
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	
ROW (Ordinance 2011-O-22)		
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	
RV Park License		
Annual fee	$100.00	
Plus per space fee	$5.00	
Solicitor Permit		
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		

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)

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 30th day before 60th day set in section 17-426	$375.00
after 60th day set in section 17-426	$450.00
Failure to register mandatory inspection fee (includes initial inspection and one re-inspection)	$500.00
Additional Re-Inspections	$250.00

SMALL CELL WIRELESS FACILITIES (Ordinance 2017-O-30) Application Fee

Network Node	**Fee**	
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/monthly	(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.)

Burglar and Fire Alarm Systems *(expire on December 31st each year)*

Residential Permit	$50.00 annually **change of resident will require a new permit* Pro-Rated Residential Alarm Permit $50.00 from January 1st to March 31st $25.00 from April 1st to September 30th $12.50 from October 1st to December 31st 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 1st to March 31st $50.00 from April 1st to September 30th $25.00 from October 1st to December 31st plus annual fee

False Alarms

Burglar	50.00	Burglar - fee charged after 5 false alarms within 12 month period
Fire	100.00	Fire - 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

Fingerprint Fee

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	3.5% of total transaction

Police Department

Court payment paid thru Square Incorporated	$3.00 per $100.00

Utility payments (Cash, check and on-line through TX eCommerce)

Fire Protection and Prevention		
Resolution 2021-R-07 EXHIBIT B		
		Fee
Open Burning		
Commercial (Trench burn Only)	Site Inspection	$200.00
Residential	Site Inspection	$15.00
Health Inspections/Permits		
Mobile Food units	Per unit (annually)	$200.00
Food Establishments Under 1,000Sq Ft	Site inspection (by-annually)	$200.00
Food Establishments Over 1,000Sq Ft	Site inspection (by-annually)	$300.00
Re-Inspections any after first	Re-Inspection	$150.00
Day Cares	That serve Food (annually)	$150.00
Day Cares	Sanitation (annually)	$150.00
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	**(50% of total Permit Cost**	
Automatic Fire-extinguishing Systems		
Automatic Fire-extinguishing Systems (base fee)	100 or Fewer Heads	$150.00
Automatic Fire-extinguishing Systems (base fee)	101 or more heads	$200.00
	Plus Additional per Head 2	$3.00
Fee per riser		$60.00
Fee per fire pump.		$75.00
Fee per storage tank		$100.00
Fee per jockey pump		$50.00
Fee for Hydrostatic/Visual testing		$100.00
Automatic Fire-extinguishing Systems (Commercial Cooking/Wet systems)		
Automatic Fire-extinguishing Systems	Fixed Systems	$150.00
	Per device	$3.00
Fee for blow-off and function test		$100.00
Fire Alarm/Detection Related Equipment		
Fire Alarm/Detection Related Equipment	Fee Per FACP	$150.00
Fire Alarm/Detection Related Equipment	Fee Per Device	$3.00
Fire Alarm/Detection Related Equipment	Fee for function test	$100.00
Changes to existing Automatic Fire-extinguishing Systems		
Plan review fee	50% of the total of Permit	
1-10 sprinkler heads		$100.00
Over 10 Heads	Per Head	$3.00
Compressed Gas		
Compressed Gas plan review Fee	50% of the total permit	
Compresses Gas	Fee per system	$150.00
Re-Inspections for Construction permits. If any inspection fails		**$150.00**
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
Spraying or Dipping	Building/Booths	$150.00
Flammable and Combustible Liquids Permit		
Plans review fee	50% of the 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
Hazardous Material Permit		
Plans review fee	50% of the total permit cost	
Permit fee		$450.00
Industrial Ovens		
Plans review fee	50% of the total permit cost	
Permit fee		$200.00

Fire Protection and Prevention		
LP-Gas		
Plans review fee	50% of the total permit cost	
Permit fee		$250.00
Private Fire Hydrant System		
Plans review fee	50% of the total permit cost	
Permit fee per hydrant		$50.00
Fee for Hydrostatic testing		$100.00
Spraying or Dipping		
Plans review fee	50% of the total permit cost	
Fee per system		$100.00
Fee per device		$2.00
Fee for blow-off and function testing		$50.00
Standpipe Systems		
Plans review fee	50% of the total permit cost	
Class I system		$100.00
Class II system		$100.00
Class III system		$100.00
Fee for Hydrostatic testing		$100.00
Temporary Membrane Structures, Tents and Canopy's		
Plans review fee	50% of the 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
Annual Fire Inspections		
Commercial/Public	Initial Inspection	$0.00
Commercial/Public	1st. Re-Inspection	$100.00
Commercial/Public	2nd Re-Inspection	$200.00
Commercial/Public	3rd Re-Inspection	$300.00
Group Homes/Foster Homes	Licensed 1-6	$50.00
Group Homes/Foster Homes	Licensed 7-12	$100.00
Multi-family Residences/Hotels/Motels	3-20 Dwellings	$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

Fire Protection and Prevention		
Hospitals/Nursing Homes Providing 24 Hour Care	Licensed 200-or more Beds	$500.00
Standpipe Systems		$50.00
(D} Operational Permits	**Per year expire Jan 31st.**	
Aerosol Products		$150.00
Amusement Building		$75.00
Aviation Facilities		$450.00
Battery Systems		$150.00
Carnivals & Fairs		$500.00
Cellulose Nitrate Film		$500.00
Combustible Dust-Producing Operations		$150.00
Combustible Fibers		$150.00
Compressed Gases		$150.00
Covered Mall Building		$450.00
Cryogenic Fluids		$150.00
Cutting and Welding		$50.00
Dry Cleaning Plants		$150.00
Exhibits and Trade Shows		$75.00
Explosives		$500.00
Flammable and Combustible Liquids (Storage/Dispensing)		$150.00
Floor Finishing		$50.00
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
Liquid/Gas-fueled Vehicles/Equipment in Assembly Building		$100.00
LP Gas		$200.00
Lumber Yards and Woodworking Plants		$250.00
Magnesium		$250.00
Miscellaneous Combustible Storage		$150.00
Open Burning	See Open Burning Category	$***.**
Organic Coatings		$150.00
Places of Assembly		$100.00
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
(E} Double Permit Fee		
The fire code official may impose a double permit fee when he/she finds that a condition, activity or occupancy requiring a permit exists and no permit has been issued by the fire official.		

Additional budget items (proposed)

City Of Manvel 20031 HWY 6 Manvel Texans 77578

Rank	QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT	SALESPERSON	DETAILS	Column1
		GENERAL					
1	150	6 months sanitary stash per employee (wipes, soaps, masks, gloves disinfectants, etc.)	$200.00	$30,000.00		Includes officers and staff who interact with public.	**PPE supply for ALL employees who interact with public.**
2	3	IVP air purifiers	$6,000.00	$18,000.00	Hunton services	These have been implemented at many schools in the surrounding areas	**waiting for qoutes as we do not qualify with current volume for purchase.**
3	10	Temperature check stands for all city buildings and offices open to public	$2,500.00	$25,000.00	DataVox	Minimum 2 at every building one for employee access and one at entrances to public	**Eliminates face to face interaction. Has audible tone and network alerts to notify noncompliance.**
4	2	Kiosk public registration	$1,500.00	$3,000.00	IT	To alleviate person to person interaction in facilities catering to public kiosk	**instead of paperwork we will push for digital forms and a Kiosk for the public**
5	13	UV-C HVAC / air purifiers	$300.00	$3,900.00	custom air	Air Purifiers that has the ability to improve air quality and eliminate airborne verses.	**Pricing is for one UV system retrofit per AC unit.**
		POLICE DEPARTMENT					
1	13	AED for patrol vehicles	$3,000.00	$39,000.00		1 per police unit (waiting for offical qoute)	**$2000 per unit with 50% upcharge for maintenance, training, and storage**
2	1	Police to Citizen	$14,895.00	$14,895.00	CentralSquare	PTC ONESolution Police-to-Citizen Annual	**Software to allow citizens to look up officer history.**
3	1	Command center of chief patrol	$6,500.00	$6,500.00		Trunk Vault Command Center	
		RISE PROGRAM					
1	1	Matrices 300 RTK (NA) Combo (SP Plus)	$11,849.00	$11,849.00	Linkedall	https://www.youtube.com/watch?v=V-4Om_4n998	**Main Drone**
	1	Zenmuse H20T SP Plus	$10,399.00	$10,399.00	Linkedall	Camera System for m300 Drone/Infrared capabilities	**Camera system for drone**
	1	DJI Smart Controller (16 GB)	$749.00	$749.00	Linkedall		**Video controller for camera system**
	1	Mavic Enterprise Fly More Kit (Part 1)	$399.00	$399.00	Linkedall		**Range extender**
	1	Matrice 300 RTK ((part 09) DJI Monitor Mounting K	$125.00	$125.00	Linkedall		**Brackets for accessories**
	1	Matrice 300 series (part 8) TB60 Intelligent Flight Battery	$700.00	$700.00	Linkedall	Intelligent Drone battery with 55 minute flight time	**Extended battery**
2	3	Mavic 2 Enterprise Dual	$3,350.00	$10,050.00	Linkedall	Includes Enterprise Shield	**Small scale use drones**
3	1	DX-50 UAS Command Station Tahoe	$2,500.00	$2,500.00	Draxxon	https://www.draxxon.org/models/dx-50/	**Vehicle docking station for drone**
		PUBLIC WORKS					
	2	Wash bays for cleaning city equipment and vehicles	$20,000.00	$40,000.00		Separate wash bays for heavy equipment and light duty vehicles quote car wash	**Will include in new public works facility funds**
		INFORMATION TECHNOLOGY					
1	2	Cellular Booster for City Hall/City Hall Annex	$15,000.00	$30,000.00	DataVox	Cell Booster for both the new city hall and city annex	**IT**

2	1	Multi Factor Authentication - DUO	$20,000.00	$20,000.00	DataVox	More security for our users while working from home or while not in the office.	
3	32	Additional Laptops for Working From Home	$1,500.00	$48,000.00	Microsoft	Additional laptops for city employees and replacement laptops for council. Also for planning and zoning.	
4	1	SAN Storage for Virtual Desktop Interfaces	$228,800.00	$228,800.00	DataVox		
	1	Virtual Desktop Implementation and Licensing	$105,000.00	$105,000.00	DataVox		
5	1	Backup Equipment for Remote Site	$65,000.00	$65,000.00	DataVox	Equipment for Offsite Building	
	1	Networking Equipment for Remote Site	$35,000.00	$35,000.00	DataVox	Equipment for Offsite Building	
6	1	IT Work Vehicle	$31,000.00	$31,000.00		Vehicle to house IT repair equipment and to transport equipment.	
7	1	Video Streaming for Council Chambers	$15,000.00	$15,000.00	DataVox		
8	1	Remote IT Building for Backups and Data Protection	$20,000.00	$20,000.00		Offsite building to keep city data in case of emergency	
9	2	Cleanse Portal - UV Cleaning	$30,750.00	$61,500.00	DataVox		
			SUBTOTAL	$876,366.00			
			TAX RATE	**0.00%**			
			SALES TAX	**$0.00**			
			OTHER				
			TOTAL	**$876,366.00**			

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

These items are in the area of distance interaction with the public, disease protection for the staff, stockpiling supplies to respond to emergencies, planning for future emergencies, critical items to ensure continuity of operations during a disaster, etc.

ITEMS IN PROGRESS

	QUANTITY	DESCRIPTION	ACTUAL	BUDGETED	SALESPERSON	DETAILS	
	4	*Assisted door opener*		*$25,000.00*	*Vortex*	*Automatic door openers*	
	1	PD replacement generator		$50,000.00		New generator to accomidate add-ons	
			SUBTOTAL	$75,000.00			
			REWARD				
			REMAINDER	($75,000.00)			

From: Dan Davis <ddavis@cityofmanvel.com>
Sent: Tuesday, March 2, 2021 9:52 PM
To: Debra Davison <ddavison@cityofmanvel.com>; Kyle Jung <kjung@cityofmanvel.com>
Subject: Next Council Meeting - Agenda Item Requests

Hello,

Below is a list of item I will be requesting for our second agenda meeting in March. I had these better spread out but with some delays in two council meetings these have been loaded up.

After review of this list, please let me know if you would like to sit down in person to brainstorm through any of them. If not, I look forward to discussion during the meeting. Also, I want to stress the examples I included or drafts I have included are not what I am saying we should adopted. They are simply for reference and to help facilitate conversation.

Additionally, I know this is 34 days out but I want to ensure everyone has time to properly prepare. I'll be request for our first meeting in April two important agenda discussion items. One is the first of a monthly budget workshop session leading into budget season and the second is a mid year financial update. These two items are better listed in bullet points below.

- Documentation for social media plan - In January we had discussed this and staff verbally presented ideas being bounced around. I am officially requesting a documented plan/strategy that we can review, provide tangible input and financing if needed, and then adopt

- Grant writing policy - I have attached an example of what I found for another entity that we can use as reference. We've discussed this ever since I've been on council but it has been continually delayed or pushed off. I will be requesting during this upcoming meting that one is created and then presented at our next meeting in April for consideration and discussion.

- CARES funding plan - we need to see a documented list with descriptions, estimates, and timelines for expenditures. Lorraine mentioned this during the meeting on Monday.

- Take Home Vehicle Policy - look at the enabling of our first responders who are of a certain position to better respond to emergencies. We would have to consider insurance costs and what these positions who be. Example I found is linked here: https://www.dunedingov.com/home/showdocument?id=545

- Revisions to Food Truck Ordinance - first one was adopted in 2018 and now that we are doing inspections ourselves it's time to consider some needed updates. See attached for some thoughts I have put down in preparation for this item.

- Standard agenda items every meeting - see here for examples of what this would look like:Running agenda items:
    - MUD Developments
    - Community Engagement - what are we seeing and hearing
    - Capital projects and infrastructure updates

        - This would cover general updates on projects in the works that council commissioned or staff is initiating such as the programs of work, fiber optic cables, civic plus, etc.
    - Staff news and accomplishments
    - Financial standing, any areas of concerns, major upcoming purchases
-

- Chocolate Bayou Road - We have spent money on a vehicle for the City Manager, a vehicle for the "Engineering Department", and spend additional money on roads that aren't necessarily needed but can't spend the money to fix the issue we have all been made aware of. I will be making the ask that staff prepare a few solutions and the cost associated with those for council to then review and decide on.

- Amending our order to reflect the Governors

- Meeting in person - even if we don't have the strategy meeting I will request we start meeting in person for our first April meeting. We had already prepared to do this in Feb and I believe we all feel it is necessary to take this step.

- Budget workshop - We need to better work together leading up to and entering budget season. Presenting the budget just in August does not give us near enough time. Here is what I would like to propose: During this meeting, and every subsequent meting we have Kyle give an overview of what is being discussed on the staff level, we have two department heads present where their department is at and needs they have, Council can provide feedback, and then council can bring up items that we feel are important to incorporate or consider. By taking this approach, we set ourselves up for success and less contention come August. This will be a monthly agenda item request moving forward.

- Financial update - opportunity to make any mid-year adjustments, forecast needs, how are we standing, any areas of concern, any ideas to consider. I am looking for CHirs to blow our socks off with this presentation. This will also set us up for our quarterly executive session that we discussed in January.

Grant Writing Policy and Procedure

If an employee, department head, other staff or council member wishes to apply for a granton behalf of the City, they must first research it, write a short proposal on the merits of the grant, and include specific written answers to each of the following questions:

- Who or what is the funding agency and what is its general purpose in making the grant?
- What is the anticipated amount of that is reasonably likely to be approved if the grant application is successful?
- What information is needed to complete the grant application?
- In what specific ways does this grant align with the City's strategic planand goals?
- If the grant involves funding a program that will be ongoing in the future, how does the grant address sustainability of funding?
- Does the grant require matching funds from the City? How much and what arethe terms?
- What are the reporting requirements and other paperwork burdens of the grant?
- Does the grant include funding that would cover the cost of administrative requirements incurred as a result of the grant?

The proposal is then submitted to the City Manager or designee. The City Manager or designee will send the proposal back if there are any unanswered questions.

When the proposal is complete to the satisfaction of the City Manager or designee, the grant proposal will be submitted to the City Council at the next regular orspecial meeting, with the City Manager's recommendation either for or against proceeding with the application.

The City Council will consider the proposal and either authorize the grant application ordeny authorization.

If the City Council authorizes the grant, the grant writer will proceed to write the grant application.

The final version of the authorized grant application must be presented to the City Council for final approval before the application is submitted to thefunding agency or foundation.

The City's Director of Finance is responsible for keeping a copy (either printed or electronic) of each grant application submitted by the District, and other recordsrelated to each grant (when written, contact information, why denied, etc.).

All proceeds of grants will be routed to the Director of Finance for deposit and recording in the appropriate City fund.

Unless another staff member is appointed by the City Manager, the Director of Finance will be responsible for compliance monitoring, reporting, and grant contractadministration.

Summarized Changes:

- Establish the understanding that mobile food vendors are not expressly prohibited but more generally prohibited.
- Enable a business that already is permitted to operate in the city to function on a temporary sidewalk stand and make it two 8-hour periods rather than one in the scenario a child wants to do it for a weekend.
- Allow property owners themselves to determine whether they want a mobile food unit on their private property while still complying with all health regulations. - *Key things that **Pearland** and **Katy** has used. Iowa Colony requires that the private property owner create an event that the city requires approval for first. Meridianna is not a fan of this process. Catering type function.*
- Food Trucks can cook food on-site. Might need to look at adjusting permitting requirements to accommodate for this. We are shutting out many great businesses from coming into our city due to this.
- Extension of hours for operation by permit approval from the city, not just at an event.
- Ability to appeal to Council if approval for an event or functioning in the city rejected by staff.
- Ensure that if it is after dusk and food trucks are closing down they can do that.

ARTICLE X. - MOBILE FOOD VENDORS

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).
Food truck (stationary) means a food or drink vending station operating from a mechanical vehicle or pulled trailer at a fixed location (e.g. taco truck).
Food truck (mobile) 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; or
(3) Food truck (stationary); or
(4) Food truck (mobile)

Sidewalk stand means a food or drink vending station operating from a non-mechanical booth or stand on or near the sidewalk or in the city right-of-way (e.g. lemonade stand).
(Ord. No. 2018-O-52, § 2, 1-22-2019)

Sec. 35-311. - General prohibition.
Except where specifically authorized by this article, mobile food vendors of any type are expressly prohibited.
(Ord. No. 2018-O-52, § 2, 1-22-2019)

Sec. 35-312. - Sidewalk stand.
Sidewalk stands are **generally** prohibited. There shall be an exception for temporary lemonade/soft drink sidewalk stands operated by juveniles, or a non-profit corporation, **or business entity that has a permit to operate in the city,** which may be operated without a permit for a single period of up to eight hours, limited to **two** periods within one calendar month or more with approval from the city.
(Ord. No. 2018-O-52, § 2, 1-22-2019)

Sec. 35-313. - Food hand cart.
Food hand carts are **generally** prohibited. There shall be an exception for 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; **and**
(4) Private property where the unit has express written approval, visible on stand, from the owner of the property and it is on a temporary basis (30 Days) unless approved by the city. *If longer than 30 days then it switches to another category which would be more defined as a restaurant.*

(Ord. No. 2018-O-52, § 2, 1-22-2019)

Sec. 35-314. - Food truck (stationary).
Food trucks (stationary) are **generally** prohibited. There shall be an exception for temporary operation for the following:
(1) City events;
(2) City approved or sponsored events;
(3) Private events (where admission is not open to the general public) on private property; and
(4) Private property where the unit has express written approval, visible on unit, from the owner of the property and it is on a temporary basis (30 Days) unless approved by the city.

(Ord. No. 2018-O-52, § 2, 1-22-2019)

Sec. 35-315. - Food truck (mobile).

Food trucks (mobile) are **generally** prohibited.

(1) There shall be an exception for operation for the following:

a. pre-**prepared** food vendors **that can intermittently sell products**

b. ice cream trucks, **shaved ice trucks, and snow cone trucks.**

c. food vendors creating consumable product on site that passes all relevant health and safety inspections

~~(2) Food trucks (mobile) shall not stand for more than 15 minutes at any one location and may not prepare or cook food or drink items on the vehicle (pre-packaged only).~~

(3) Food trucks with music or a public address system shall not exceed 65 decibels.

(4) Food trucks may only operate from dawn until dusk, except for events with extended hours **or with relevant permit approved by the city** ~~may be expressly authorized by the city manager or designee.~~

(5) Food trucks may not vend from the second lane of traffic, and may not double park or impede traffic.

(Ord. No. 2018-O-52, § 2, 1-22-2019)

Sec. 35-316. - Basic requirements.

The following requirements shall apply to the mobile food vendors that are specifically permitted under this article:

~~(1) Permitted mobile food 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.~~ ~~*Might want to look at how we really define temporary*~~

~~(2) There shall be no water, wastewater or electric hookups to the adjacent property.~~ ~~*Strike water and electric hookup prohibitions but keep in wastewater*~~

~~(3) There shall be no overnight parking or operation.~~

(4) Vehicles must be marked with the vendor's name.

(5) No **additional** detachable **advertisement** signage shall be permitted, except for one removable sandwich-board sign displaying product and/or pricing information. *Look at adding no flags into this language*

(6) All stationary food truck vendors must set out a trash can for patrons while present and must remove all trash from the premises upon departure. Vendors must not allow trash to spill over and must change out trash bags when the trash can is full.

(7) Vendors may not set up within 300 yards of a restaurant, except with express written consent of the restaurant ~~owner~~. *Definitely keep this in.*

(8) The city manager is authorized to sponsor and approve events on behalf of the city. **If rejected, a representative may submit a request to appear before**

the City Council to receive approval. 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. 2018-O-52, § 2, 1-22-2019)

Sec. 35-317. - Permits and health requirements. *For a private event, do the food units need a permit to operate in the city. In Houston, if an apartment complex invites you out, you do not need a permit unless others that are not a part of the party try to buy. This would also be the case if the food is pre-paid for the event.*

How do we classify what is a private event? Food trucks classify this as private if the customer already pays for all of the product.

Look at offering a temporary permit rather than a yearly one for $200. Houston has a yearly one for $1200 but they also have a daily one that is at a prorated amount. "Day Pass" - Pearland, Angleton ($50).

Under day passes, you do not need to be inspected by the Fire Marshal. You just need to show who you were last inspected by and then you accept that. Ask for the permit, information, and take a picture with your records. We then wouldn't spend the time of our fire marshal doing the inspection. Fire Marshal can still go out to the event to shut it down if it does not comply with specific guidelines under the annual and under the temporary.

The following requirements shall apply to the mobile food vendors that are specifically allowed under this article:
(1) *Permits*.
a. All food truck vendors, mobile and stationary, must obtain a permit from the fire marshal's office. Each permit will be issued unit-by-unit 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.
b. No person shall operate or cause to be operated any food truck (mobile or stationary) which does not possess a valid permit issued by the fire marshal's office. Any person, firm, or establishment who is found to have operated or caused to be operated a food truck (mobile or stationary) without a valid mobile food truck 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 affixed by the fire marshal or designee on the food truck in a conspicuous place where it can be viewed by patrons. 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.

f. Food hand cart vendors, 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 handling regulations*. All vendors must obey and be in compliance with all state, county and city food handling regulations.

(4) *Vehicle inspections*. 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 the 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 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. 2018-O-52, § 2, 1-22-2019)

City of Manvel
Visioning and Capital Project Workshop Report

SUMMARY: On Thursday, March 25, 2021, City Hall Essentials conducted a Visioning and Capital Project Workshop facilitated by Brian McDougal of McDougal & Associates. It was the first Council meeting held in the new City Council Chambers located at 20025 Highway 6.

OBJECTIVES: McDougal Associates was tasked with 2 objectives for this workshop:

1. Develop a Vision for City Council and staff success
2. Develop a prioritized list of short- and long-term action items to move towards that vision

VISION:
Manvel will be a fiscally responsible community with a distinct identity within our fast-growing region. We will realize this vision through:

- Clear, frequent, and transparent communication internally and with community members
- Long-term financial planning including life-cycle costs of improvements
- Public-private partnerships (P3)
- Land-use, branding, streetscaping, and wayfinding to cement our unique identity and honor our heritage

COUNCILMEMBER FOCUS AREAS:
In order to develop a clear and agreed upon vision for the community, each Councilmember presented their key projects and/or focus areas (wish list) for staff and Council action:

Councilmember	Project / Wish List
Akery	Police Station, 117-acre regional drainage
Albert	Overall IT infrastructure, touchless plumbing fixtures, Police Station (in City Hall or in City Center complex)
Davis	Long-term maintenance and operations costs of infrastructure, Cost of Community Services study
Hehn	Bond issuance, Finance City Center complex now
Hudson	Drainage, Police Station, and Monument Signs
Tyson	Communication Plan for social media for City projects, events, and services
Davison	Development of Council-approved workplan for staff

ACTION ITEMS:

The Council worked through a series of questions and discussion about priorities and action items focusing on community assets, needs, and wants and prioritization of those needs and wants. That discussion resulted in the following list of prioritized action items:

WORK PLAN

Period	Timing	ACTION ITEM		NOTES / NEXT STEPS
Next 6 Months | April - September 2021	*(To be formalized by City Council at 4/5/21 meeting)*	1. Financing Workshop with Hilltop Securities		
			Discuss the estimated $34m in financing needed:	June 2021
			WWTP: $12m	
			Water: $6m	
			Elevated Storage: $4m	
			City Center Complex: $12m	
		2. City Center Complex (+/- 160-acres)		
			Infrastructure	MEDC funding - $10m
		3. Regional Drainage Project (+/- 117-acres)		
			Determine cost and financing mechanism	Engineering underway
			Work towards partnership with drainage district	
		4. Complete Water/Wastewater Rate Study		Underway
		5. Communications		
			Hire a Public Information Officer (PIO)	
			Develop Communications Plan	
Next 5-10 Years	*Long-term = Years 8-10 Mid-term = Years 4-7 Short-term =Years 1-3*	Regional Drainage Project		
			Citizen education and outreach program to convey benefits to community	Short-term
			Secure financing	Short-term
			Begin construction	Short-term
		City Center Complex		
			Secure financing	Pending developer timeline
			Begin construction of soccer, softball, and baseball fields	Pending developer timeline
		Economic Development		
			Develop small-business incentive package	Partner with MEDC / Mid-term
			Construct a spec building for small businesses	Long-term
			Promote incentive package to small businesses	On-going
		Recreation		
			Explore opportunities for passive recreation including multipurpose trails	Mid-term as part of Thoroughfare Plan and Drainage Plan Mid-term - Development of Trails Plan
		Land Use		
			Update the Comprehensive Plan	Short-term
			Update Land Use regulations	Mid-term
			Environmental Protection	On-going
		Infrastructure		
			Update Water and Wastewater Master Plans	On-going

Tammy Bell

From:	Dan Johnson
Sent:	Tuesday, March 30, 2021 6:31 PM
To:	Kyle Jung; Tammy Bell
Cc:	Hannah James; Brian Edwards; Jessica Rodriguez
Subject:	FW: Pomona Parkway Phase 3 - Final Acceptance

Kyle and Tammy,

On January 27, 2021, a final acceptance walk-through was conducted for *Pomona Parkway Phase 3* to conclude the one-year maintenance period which began on November 18, 2019. All punch list items have now been addressed, and we recommend that City Council accept the infrastructure improvements for this project and release the associated maintenance bonds.

Please let me know if you need any further information.
~Dan

Daniel S. Johnson, P.E., CFM
Assistant City Manager
City Engineer
20025 Highway 6
Manvel, Texas 77578
(281) 489-0630

www.cityofmanvel.com

From: Hannah James <hjames@lja.com>
Sent: Friday, March 26, 2021 1:45 PM
To: Dan Johnson <dan.johnson@cityofmanvel.com>
Cc: Willie Alfaro <willie.alfaro@cityofmanvel.com>; Elaine Graham <egraham@cityofmanvel.com>; Brian Edwards <bedwards@lja.com>; Adrian Todsen <atodsen@lja.com>
Subject: Pomona Parkway Phase 3 - Final Acceptance

Dan,

CenterPoint® Energy

Randall Sanders
District Director, Texas
Coast Gas Operations

2101 FM 1462
Alvin, TX 77511
(281) 331-0500, ext. 3
randall.x.sanders@centerpointenergy.com

Robert Tinnin
Service Area Manager,
Brazoria Service Center

700 East FM 1462
Rosharon, TX 77583
(281) 595-6101
robert.tinnin@centerpointenergy.com

March 15, 2021

Honorable Mayor Debra Davison
Council Member Larry Akery
Council Member Lorraine Hehn
Council Member Niccole Tyson
Council Member Dan Davis
Council Member Jason Albert
Council Member Jerome Hudson
City of Manvel
20025 Morris Avenue (Hwy 6)
Manvel, TX 77578

RE: Request to Extend 180-Day Period

Dear Mayor Davison and City Council Members:

CenterPoint Energy Resources Corp. d/b/a CenterPoint Energy Entex and CenterPoint Energy Houston Electric, LLC (collectively, the "Company") received from the City Council an extension of a 180-day period in which the Company would be permitted to construct, operate, and maintain its gas and electric facilities in City rights-of-way. The 180-day period expires on April 16, 2021. The Company requests, subject to approval from City Council, an additional 180-day extension to construct, operate, and maintain its gas and electric facilities in City rights-of-way that are in the corporate limits of the City, with the end of the period being October 8, 2021. The Company requests that the City Council consider an additional 180-day extension at the scheduled April 5, 2021 City Council meeting.

The Company's request is pursuant to Section 181.043 of the Texas Utilities Code. In consideration for the Company's payment of annual gas and electric franchise fees, the Company also requests a waiver of: (i) the City's permitting requirements for emergency work and routine work (further defined below), (ii) permit fees, (iii) professional engineering stamp requirements, and (iv) plan and profile views for all work.

For gas operations, routine work shall mean any work performed on any existing gas facilities in City rights-of-way. For electric operations, routine work shall mean replacement/installation of five poles or less, like for like equipment replacements, installation of equipment on existing poles, installation of streetlights, maintenance of existing facilities, and work on secondary risers on poles.

The Company will continue its normal practice of obtaining a permit at no cost for the construction or removal of gas facilities and electric projects consisting of more than five poles. The Company will submit additional information about these projects to the City prior to the commencement of work in compliance with the following process:

CenterPoint Gas/Electric Permitting Process:

- *CenterPoint (CNP) will request existing utility information (water and sanitary sewer lines) from the City or Municipal Utility District (MUD) regarding the entities' utilities within CNP's project limits.*
- *The City or MUD will provide CNP a CAD file (or PDF if a CAD file is unavailable) demonstrating where existing public utilities are located within CNP project limits.*

- ***Based on the information provided by the City or MUD, CNP will draw the existing public utility lines onto CNP drawings to demonstrate the location of the existing facilities in relation to CNP's proposed facilities as well as how any conflict points will be addressed.***

During the additional 180-day period, the Company will use its best efforts to negotiate and finalize new franchise agreements. If you have any questions regarding this request, please contact Sam Chang at (512) 397-3005 or se.chang@centerpointenergy.com.

Respectfully,

Randall Sanders, District Director, Texas Coast Gas Operations
Robert Tinnin, Service Area Manager, Brazoria Service Center

cc: Kyle Jung, City Manager