

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

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



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

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
November 18, 2024**

**NOTICE IS HEREBY GIVEN
5:00 P.M. WORKSHOP – 6:00 P.M. REGULAR SESSION**

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

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

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

CITY OF MANVEL MISSION STATEMENT

The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens.

Workshop Session

ACTIONS, INC., of Brazoria County - Presentation

Update on 2024 C/O Road Projects - Phase 3 (sidewalks and signals)

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Councilmember Perry

Pledge

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

November 18, 2024 CITY COUNCIL MEETING AGENDA

Presentations

Recognitions:

Jackson Cernoch

For compassion and courage in helping an injured dog in need.

Manvel High School Cross Country Runners:

Danna Ramirez - High School Junior

Jannie Cardenas - High School Sophomore

Public Comments: "Comment Card" Required

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

City Manager Update

Update on current events and city issues.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve "Valencia Section 8" for Brazoria County Municipal Utility District No. 83, Brazoria County, to begin the Two-Year Maintenance Period.
3. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve "Valencia Section 9" for Brazoria County Municipal Utility District No. 83, Brazoria County, to begin the Two-Year Maintenance Period.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve the second and final reading of Ordinance 2024-O-42;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. "UTILITIES" BY ADOPTING NEW RATES FOR WATER AND SEWER; MAKING OTHER CHANGES TO THE ORDINANCE GOVERNING THE PROVISION OF UTILITIES WITHIN THE CITY OF MANVEL; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY. *(Postponed at the 10/7/2024 City Council Meeting. First reading passed by City Council on 10/21/24 Vote 4/2 Council Member Lands absent, Second reading was postponed by City Council on 11/4 due to the absence of Council Member Sarmiento).*
2. Consideration and possible action to approve the first of two readings of Ordinance 2024-O-35;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE NO. 2020-O-14 PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO AUTHORIZE NAICS USE CODE 4411 "MOTOR VEHICLE DEALER" FOR THE COMMERCIAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 288 AND DEL BELLO BOULEVARD; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. *(Favorable recommendation by PD&Z failed on 10/15/2024, Vote 1-5)*
**The Applicant has requested postponement of action by Council on this item until the 11/4/2024 City Council meeting. (On 10/21/24 City Council voted to postpone until 11/18/24).*

3. Consideration and possible action to direct staff to proceed with the Deannexation of Wolfe Airpark from the City Limits of Manvel.
4. Consideration and possible action to approve Resolution 2024-R-39;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS,
ADOPTING A COVERED APPLICATIONS AND PROHIBITED TECHNOLOGY POLICY.
5. Consideration and possible action to approve a Surface Site and Access Lease Agreement between the City of Manvel and Houston Pipeline Company for the lease of property being a 400x200 ft. parcel off of Uzzell (directly behind the Public Works Building) for the use of a Police Department firing range.

Executive Session

Council will convene into Executive Session in accordance with the **Texas Government Code**, pursuant to Section 551.071: Consultation with attorney, Section 551.074 Personnel Matters -to deliberate the employment, duties, and discipline, of a public officer or employee;" City Manager personnel action involving Finance Director. Section 551.089: Deliberation regarding security devices or security audits, to discuss (1) security assessments or deployments relating to information resources technology;(2) network security information as described by Section 2059.055(b); or (3) the deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices, and after-action plan.

Regular Agenda

6. Consideration and possible action regarding concurrence with the City Manager's decision concerning the Finance Director, as required under Article V, Section (e) of the City Charter.
7. Discussion on City Involvement in the Upcoming Legislative Session.

Mayor and Council Comments

Update on current events and city issues.

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

Items of community interest include:

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

Adjourn

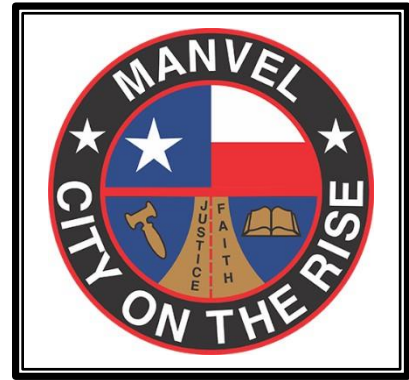
CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on November 15, 2024 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
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KEITH BONNER, COUNCIL PLACE 1
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JEROME HUDSON, COUNCIL PLACE 6



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

MISSION STATEMENT:

"The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens."

MINUTES 11/4/2024

Workshop Session

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

Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Ed Perry
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 5 Crystal Sarmiento

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Rosa Donaire, Finance Director
Robbie Hall, Director of Public Works
Jose Abraham, Director of Development Services
Chad Dumont, Personnel Director
Elaheh Roohbakhsh, Associate Planner

Presentation of the draft Strategic Plan and Manvel Today Report

Discussion on any topic as listed on the current agenda.

Jennifer Mack with Kendig Keast provided the presentation.

Regular Agenda Items discussed:
3, 4, 6

November 4, 2024 MANVEL CITY COUNCIL MEETING MINUTES

Regular Agenda Items discussed:

Elaheh Roohbakhsh, Associate Planner, provided a presentation on agenda item #2

Paul Groman, Gromax Development, spoke on agenda item #2

Ray Doer, CDA Architects, spoke on agenda item #2

Alan Meuller, Gromax Development, spoke on agenda item #2

Jim Johnson, President and CEO of Pearland Chamber of Commerce, spoke on agenda item #1

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:05 p.m.

Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Ed Perry
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 5 Crystal Sarmiento

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Rosa Donaire, Finance Director
Robbie Hall, Director of Public Works
Jose Abraham, Director of Development Services
Chad Dumont, Personnel Director
Elaheh Roohbakhsh, Associate Planner

Invocation

Inspirational Reading - Mayor Davis

Pledge

Presentations

Proclamations
Municipal Court Week
Veterans Day
Texas Recycles Day

Public Comments: "Comment Card" Required

None

City Manager Update

Camino development guide launched
State of the City - November 13
Fall Haul - November 16
Update on Cybersecurity Breach

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Appoint Dan Davis Jr. as the South Manvel Development Authority Board President.

November 4, 2024 MANVEL CITY COUNCIL MEETING MINUTES

3. Approve the Engagement Letter with Crowe LLP for professional services to provide the Audit and report on the financial statements of the city for the year ending September 30, 2024.
4. Authorize Animal Control Officers John Sherman and Kristen Bernard to be named Rabies Control Authority.
5. Approve the second and final reading of Ordinance 2024-O-41;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 6.910 ACRES BOUNDED BY OLD MASSEY RANCH ROAD (NORTH), THE BRISCOE CANAL (EAST), AND RESIDENTIALLY DEVELOPED PROPERTIES (SOUTH AND EAST), FROM HUD-CODE MANUFACTURED HOME DISTRICT (HCMH) TO HUD-CODE MANUFACTURED HOME DISTRICT WITH SPECIFIC USE PERMIT (HCMH-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 813110 “RELIGIOUS ORGANIZATIONS”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. *(Forwarded with favorable recommendation by PD&Z on 10/15/24, Vote 6-0).*
6. Approve Resolution 2024-R-35
A RESOLUTION APPROVING A MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT BY AND BETWEEN THE CITY OF MANVEL AND EQUALIS GROUP LLC; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND AUTHORIZE THE EXPENDITURE FOR FF&E FOR THE NEW POLICE STATION AND PUBLIC WORKS FACILITIES AS BUDGETED.
7. Acceptance of infrastructure improvements for County Road 58 Water Line and Sanitary Sewer Extension to Serve Brazoria County Municipal Utility District No. 40 for Brazoria County Municipal Utility District No. 40, Brazoria County, Texas to begin the Two-Year Maintenance Period.
8. Acceptance of infrastructure improvements for “Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to Serve Pollard Boulevard Phase 1 – Segment C and Charlotte Street Phase 1 – Segment A for Brazoria County Municipal Utility No. 83, Brazoria County, Texas” to begin the Two-Year Maintenance Period.
9. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to Serve Pollard Boulevard Phase 1 – Segment A and Del Bello Boulevard Phase 1 – Segment A for Brazoria County Municipal Utility District No. 83, Brazoria County, Texas to begin the Two-Year Maintenance Period.
10. Acceptance of infrastructure improvements for “Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section Thirty Four-A for Brazoria County Municipal Utility District No. 56, Brazoria County, Texas” to begin the Two-Year Maintenance Period.
11. Final acceptance of infrastructure improvements for “Construction of Manvel Town Center Wastewater Treatment Plant Phase 1 (Rebid) for Brazoria County MUD No. 42, Brazoria County, Texas” and release the associated maintenance bond.

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

November 4, 2024 MANVEL CITY COUNCIL MEETING MINUTES

The motion carried with a vote: 6/0

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

Items Removed from Consent Agenda - None

Regular Agenda

1. Consideration and possible action to approve Resolution 2024-R-37;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL AUTHORIZING A LETTER OF SUPPORT FOR THE DEVELOPMENT AND CREATION OF A MENTAL HEALTH CRISIS CENTER FOR BRAZORIA COUNTY.

Mayor Davis made the motion to approve. Councilmember Lands seconded the motion.

The motion carried with a vote: 6/0

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

2. Consideration for an Exception to Chapter 35, Section 35-22. Prohibited sales, which prohibits the sale of alcoholic beverages within 300 feet of a public school, for the property at 7203 Russell St (PID 227593) located in the Light Commercial District /State Highway 6 Overlay District (LC/SH6).

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

The motion carried with a vote: 6/0

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

3. Consideration and possible action to approve Resolution 2024-R-36;
A RESOLUTION APPROVING THE PURCHASE OF HEB GIFT CARDS, IN THE AMOUNT OF \$50.00 EACH, TO BE GIVEN TO CITY EMPLOYEES AS AN INCENTIVE FOR CONTINUED OUTSTANDING CUSTOMER SERVICE AND PERFORMANCE; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

Councilmember Perry made the motion to approve. Councilmember Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City

November 4, 2024 MANVEL CITY COUNCIL MEETING MINUTES

Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

4. Consideration and possible action to approve Resolution 2024-R-38;
A RESOLUTION OF THE MANVEL CITY COUNCIL OF THE CITY OF MANVEL APPROVING THE OFFICIAL BALLOT AND ITS CASTING VOTES FOR THE CANDIDATE(S) FOR A POSITION ON THE BOARD OF DIRECTORS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT.

Mayor Davis made the motion to approve 27 Votes for Day and 26 vote for Sanders. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

5. Consideration and possible action to approve Resolution 2024-R-30;
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, UTILITIES, AND FIRE SAFETY AND PREVENTION AND OTHER RELATED MATTERS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.
(*NO CHANGES MADE TO EXHIBIT B - FIRE SAFETY OR EXHIBIT C - UTILITY FEES)

Tammy Bell, City Secretary, provided the overview.

Mayor Davis does not want to see a fee associated with petting zoos and seller permits for litters.

Mayor Davis made the motion to amend to zero out fee for seller permit and petting zoo permit. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

Mayor Davis made the motion to approve as amended. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

November 4, 2024 MANVEL CITY COUNCIL MEETING MINUTES

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

6. Consideration and possible action to approve the second and final reading of Ordinance 2024-O-42;

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. "UTILITIES" BY ADOPTING NEW RATES FOR WATER AND SEWER; MAKING OTHER CHANGES TO THE ORDINANCE GOVERNING THE PROVISION OF UTILITIES WITHIN THE CITY OF MANVEL; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY. *(Postponed at the 10/7/2024 City Council Meeting. First reading passed by City Council on 10/21/24 Vote 4/2 Council Member Lands absent).*

Mayor Davis made the motion to postpone until the next regularly scheduled Council meeting. Councilmember Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

Mayor and Council Comments

Mayor Davis:

Reminded Council of upcoming State of the City Volleyball in playoffs, Two Cross Country runners competed at state, Football team entering playoffs if they win their next game

Congrats to Garret Rossi Knox on book release, "Big Trees of Manvel"

Recognized Sergeant Peters and Officer Garcia for rescuing three dogs from a pond in Rodeo Palms

Adjourn

Mayor Davis made the motion to adjourn the meeting at 6:38 p.m. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: Nov 18, 2024

TOPIC: Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve "Valencia Section 8" for Brazoria County Municipal Utility District No. 83, Brazoria County, to begin the Two-Year Maintenance Period.

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

The applicant has not provided an updated original tax certificate required by section 62-47 of the Subdivision Ordinance. The applicant has provided a letter (attached) requesting acceptance of the infrastructure conditioned upon submittal of an updated original tax certificate later. The letter also explains that there has been an unforeseen delay in getting tax certificate due to circumstances beyond the applicant's control. The letter indicates that all taxes have been paid as of 10/30/2024 and that original updated tax certificate is anticipated to be available soon.

STAFF RECOMMENDATION: Staff recommends City Council to accept the infrastructure improvements for this project to begin the Two-Year Maintenance Period conditioned upon submittal of an updated original tax certificate.

FUNDING ISSUES

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

ATTACHMENTS: Letter from applicant requesting conditional acceptance

SUBMITTING STAFF MEMBER
Robbie Hall

FINANCE DIRECTOR APPROVAL Yes

CITY MANAGER APPROVAL Yes



October 31, 2024

City of Manvel
c/o Mr. Jose Abraham
20025 Highway 6
Manvel, Texas 77578

Re: Conditional Acceptance Request
Valencia Section 8
LJA Job No. 2791-4110 (6.1)

Dear Mr. Abraham:

On behalf of 2023 FM Valencia Development, LLC, the developer, I am writing to formally request conditional acceptance of the Valencia Section 8 infrastructure and plat at the upcoming City Council meeting on November 4th. We seek this acceptance with the understanding that the plat will not be recorded until the required tax certificates are provided.

Due to circumstances beyond the developer's control, we have experienced delays in obtaining the tax certificates necessary for acceptance of this project. On October 8th, we were informed by the Brazoria County Tax Office that they would not be issuing tax certificates for the prior year as they were updating their system to include the 2024 taxes, which were officially issued on October 23rd. The developer submitted payment for the current year's taxes on October 31st. However, the Tax Office requires at least 10 business days for the check to clear before issuing the tax certificates. This unforeseen delay may result in the acceptance of the section being delayed to December.

If you have any questions or require additional information, please contact me at 713.380.4425 or by email at hhorsfield@lja.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hannah J. Horsfield', written over a light blue horizontal line.

Hannah J. Horsfield, PE
Project Manager

HJH/sb

Prepared by Assessments of the Southwest, Inc.
PO Box 1368
Friendswood, TX 77549-1368
(281)482-0216

RECORD OF PAYMENT

Date:	Account Number/ PROP ID:	Name:	Amount:
10/31/2024	R526473 & R526813	2023 FM VALENCIA	\$27,671.00
			PAID IN FULL
	FOR 2024 TAXES		
District:			
BC83			
	CHECK	71	
	CASH		
	MONEY ORDER		
	Receipt Wanted:	X	

CLERK: TRURING

For a finalized receipt after it is posted into our system, please visit: <https://aswportal.azurewebsites.net/search/list>
Search by your aboved mentioned Prop ID #

Your receipt will be available on/after NOVEMBER 1ST, 2024
It will reflect a OCTOBER PAID BY DATE



KRISTIN BULANEK
BRAZORIA COUNTY TAX ASSESSOR/COLLECTOR
111 E LOCUST
ANGLETON, TX 77515
(979) 864-1320

Original Receipt

Property Account Number:
03010010001

Statement Date: 10/31/24
Owner: 2023 FM VALENCIA DEVELOPMENT L
Mailing Address: 7676 WOODWAY DR STE 104
HOUSTON TX 77063-1521

Property Location: COUNTY ROAD 87 OFF
Acres: 50.817
Legal: A0301 H T & B R R TRACT 14A-15A-
21A-22A-23A-29A-30-30A-31A-31B- 37B-38A-
ACRES 50.817 39A-46A-47A

Exemptions:
Receipt #: 3106799

Deposit #: 202410316185-2024/BeverlyL@bra

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2024	BRAZORIA COUNTY	\$1,849,740.00	0.261625	10/31/24	\$4,839.38	\$0.00
2024	SPECIAL ROAD & BRIDGE	\$1,849,740.00	0.041921	10/31/24	\$775.43	\$0.00
2024	ALVIN ISD	\$1,849,740.00	1.170000	10/31/24	\$21,641.96	\$0.00
2024	BC EMERGENCY SERVICES #3	\$1,849,740.00	0.077459	10/31/24	\$1,432.79	\$0.00
2024	ALVIN COMMUNITY COLLEGE	\$1,849,740.00	0.155988	10/31/24	\$2,885.37	\$0.00
2024	BRAZORIA COUNTY C & R DISTRICT	\$1,849,740.00	0.150000	10/31/24	\$2,774.61	\$0.00
2024	CITY OF MANVEL	\$1,849,740.00	0.560000	10/31/24	\$10,358.54	\$0.00

BASE TAX \$44,708.08

TOTAL PAID \$44,708.08

Remitted By: 2023 FM VALENCIA DEVELOPMENT L
7676 WOODWAY DR STE 104
HOUSTON TX 77063-1521

Payment Type: CHECK
Reference # 1130

Remaining Amount Due As of 10/31/24
0.00

Receipt 10/31/24

2023 FM VALENCIA DEVELOPMENT L
7676 WOODWAY DR STE 104
HOUSTON TX 77063-1521

**KRISTIN BULANEK**

BRAZORIA COUNTY TAX ASSESSOR/COLLECTOR
111 E LOCUST
ANGLETON, TX 77515
(979) 864-1320

Original Receipt

Property Account Number:
63980399001

Statement Date: 10/31/24
Owner: 2023 FM VALENCIA DEVELOPMENT L
Mailing Address: 7676 WOODWAY DR STE 104
HOUSTON TX 77063-1521

Property Location: CHARLOTTE ST
Acres: 17.813
Legal: MANVEL LOT OL 175A-175C2- 180B-180C4
(A0483 HT&B) ACRES 17.813

Exemptions:
Receipt #: 3106800

Deposit #: 202410316185-2024/BeverlyL@bra

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2024	BRAZORIA COUNTY	\$917,360.00	0.261625	10/31/24	\$2,400.04	\$0.00
2024	SPECIAL ROAD & BRIDGE	\$917,360.00	0.041921	10/31/24	\$384.57	\$0.00
2024	ALVIN ISD	\$917,360.00	1.170000	10/31/24	\$10,733.11	\$0.00
2024	BC EMERGENCY SERVICES #3	\$917,360.00	0.077459	10/31/24	\$710.58	\$0.00
2024	ALVIN COMMUNITY COLLEGE	\$917,360.00	0.155988	10/31/24	\$1,430.97	\$0.00
2024	BRAZORIA COUNTY C & R DISTRICT	\$917,360.00	0.150000	10/31/24	\$1,376.04	\$0.00
2024	CITY OF MANVEL	\$917,360.00	0.560000	10/31/24	\$5,137.22	\$0.00

BASE TAX \$22,172.53

TOTAL PAID \$22,172.53

Remitted By: 2023 FM VALENCIA DEVELOPMENT L
7676 WOODWAY DR STE 104
HOUSTON TX 77063-1521

Payment Type: CHECK
Reference # 1130

Remaining Amount Due As of 10/31/24
0.00

Receipt 10/31/24

2023 FM VALENCIA DEVELOPMENT L
7676 WOODWAY DR STE 104
HOUSTON TX 77063-1521



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: Nov 18, 2024

TOPIC: Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve "Valencia Section 9" for Brazoria County Municipal Utility District No. 83, Brazoria County, to begin the Two-Year Maintenance Period.

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

The applicant has not provided an updated original tax certificate required by section 62-47 of the Subdivision Ordinance. The applicant has provided a letter (attached) requesting acceptance of the infrastructure conditioned upon submittal of an updated original tax certificate later. The letter also explains that there has been an unforeseen delay in getting tax certificate due to circumstances beyond the applicant's control. The letter indicates that all taxes have been paid as of 10/30/2024 and that original updated tax certificate is anticipated to be available by November 21, 2024.

STAFF RECOMMENDATION: Staff recommends City Council to accept the infrastructure improvements for this project to begin the Two-Year Maintenance Period conditioned upon submittal of an updated original tax certificate.

FUNDING ISSUES

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

ATTACHMENTS: Letter from applicant requesting conditional acceptance

SUBMITTING STAFF MEMBER
Robbie Hall

FINANCE DIRECTOR APPROVAL Yes

CITY MANAGER APPROVAL Yes



November 14, 2024

City of Manvel
c/o Mr. Jose Abraham
20025 Highway 6
Manvel, Texas 77578

Re: Conditional Acceptance Request
Valencia Section 9
LJA Job No. 2791-4109 (6.1)

Dear Mr. Abraham:

On behalf of PHHOU – Sowell 112, LLC, the developer, I am writing to formally request conditional acceptance of the Valencia Section 9 infrastructure and plat at the upcoming City Council meeting on November 18th. We seek this acceptance with the understanding that the plat will not be recorded until the required tax certificates are provided.

Due to circumstances beyond the developer's control, we have experienced delays in obtaining the tax certificates necessary for acceptance of this project. On October 8th, we were informed by the Brazoria County Tax Office that they would not be issuing tax certificates for the prior year as they were updating their system to include the 2024 taxes, which were officially issued on October 23rd. The developer submitted payment for the current year's taxes on October 30th. However, the Tax Office informed us on November 7th that it will be November 21st before issuing the tax certificates. This unforeseen delay will result in the acceptance of the section being delayed to December.

If you have any questions or require additional information, please contact me at 713.380.4425 or by email at hhorsfield@lja.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hannah J. Horsfield', written in a cursive style.

Hannah J. Horsfield, PE
Project Manager

HJH/sb



CITY COUNCIL DATA SHEET

MEETING DATE: October 07, 2024

Regular Agenda

TOPIC:

Utility Rate Increase Ordinance

BACKGROUND:

Staff is requesting that the Council approve the Utility rate increase of 6.30%, according to the study conducted by Freese & Nichols in 2022. The increase is necessary to keep up with the increase in population and businesses coming to Manvel. It would provide funds for the growth of infrastructure, water and sewer line connections, and additional employees needed to provide top-notch service for our residents.

Rates will be increased as follows:

Residential Water Base	\$32.59	to	\$34.65
Additional Volume	\$3.34	to	\$3.79
Residential Wastewater Base	\$39.11	to	\$41.58
Additional Volume	\$3.34	to	\$3.79

Commercial Water Base	\$39.11	to	\$41.58
Additional Volume	\$3.34	to	\$3.79
Commercial Wastewater	\$45.63	to	\$48.51
Additional Volume	\$3.34	to	\$3.79

RECOMMENDATION:

Staff recommends approval of Ordinance.

ATTACHMENTS: Freese & Nichols Study on Ordinance Rates

FUNDING ISSUES

☒ Not applicable
☐ Not budgeted
☐ Full amount already budgeted
☐ Funds to be transferred

SUBMITTING STAFF MEMBER
Rosa Donaire

FINANCE DIRECTOR APPROVAL ☒

CITY MANAGER APPROVAL: ☒

ORDINANCE NO. 2024-O-42

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. “UTILITIES” BY ADOPTING NEW RATES FOR WATER AND SEWER; MAKING OTHER CHANGES TO THE ORDINANCE GOVERNING THE PROVISION OF UTILITIES WITHIN THE CITY OF MANVEL; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, pursuant to **Texas Water Code** § 13.042, the governing body of each municipality has exclusive original jurisdiction over all water and sewer utility rates, operations, and services provided by a water and sewer utility within its corporate limits;

WHEREAS, pursuant to **Tex. Loc. Gov’t Code** § 552.001(b), a municipality is permitted to operate and regulate a utility system “in a manner that protects the interests of the municipality”;

WHEREAS, the City Council of the City of Manvel seeks to exercise its exclusive original jurisdiction over water and sewer utility rates and operations and adopt new rates and provisions governing the provision of utilities by the City of Manvel; and

WHEREAS, the City Council commissioned Freese and Nichols to prepare a Water and Wastewater Rate Study to report on water and sewer rates and utility operations; and

WHEREAS, the City Council has reviewed all necessary data to make a reasonable determination of rate base, expenses, investment, and rate of return within the municipal boundaries, including the Water and Wastewater Rate Study by Freese and Nichols; and

WHEREAS, the City Council deems the new rates to be fair, just, and reasonable; and

WHEREAS, the revisions to the city’s utility ordinance are deemed to be in the best interest of the City of Manvel; NOW THEREFORE,

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

Section 1. The Code of Ordinances of the City of Manvel, Texas is hereby amended

by amending Chapter 71. “Utilities”, to read and provide as follows:

“Chapter 71 UTILITIES

ARTICLE I. IN GENERAL

Sec. 71-4. Water rates.

(a) *Monthly rates.*

- (1) *Single-family residential users.* Single-family residential users shall be charged monthly for water as follows:

First 2,000 gallons	[\$32.59] <u>\$34.65</u> base charge
All over 2,000 gallons	[\$3.34] <u>\$3.79</u> per 1,000 gallons

(2) *Multifamily residential users.*

- a. *Single meter.* Each multifamily building that is served by a single meter shall be charged monthly.
- b. *Multiple meters.* If a multifamily building is served by more than one meter, water delivered through each meter shall be charged the base rate for single-family residential users multiplied by the number of units served through such meter, with consumption over the base amount charged at the rates quoted above for single-family residential users.
- (3) *Commercial users.* Each business unit occupied by a separate business, including separate establishments within a single building, whether connected by a single meter or multiple meters, shall be charged monthly for water as follows:

First 2,000 gallons	[\$39.11] <u>\$41.58</u> base
All over 2,000 gallons	[\$3.34] <u>\$3.79</u> per 1,000 gallons

- (4) *Irrigation systems.* Metered water connections established solely for the purpose of providing water to irrigation systems shall be charged monthly for water usage at the above-quoted rates that apply to such type of user. There shall be no sewer service charge for irrigation meters.
- (5) *One-thousand gallon unit.* The fee for any 1,000-gallon unit shall also apply to any portion of a 1,000-gallon unit.
- (b) *Pressure of water.* The city intends to use all reasonable efforts to supply adequate pressure of water to any user. The city does not and will not guarantee to any user a specific quantity

or pressure of water for any purpose whatsoever. The city is required only to furnish a connection to its water system and in no case shall the city be liable for the failure or refusal to furnish water or any particular amount or pressure of water; however, the city shall use reasonable efforts to supply water to all users at an acceptable minimum pressure.

(c) *Sale or use of water or sewer services.*

- (1) No person or entity except the city shall sell or resell water from the city's water system.
- (2) No person or entity except the city shall sell or resell city sewer services.
- (3) No person or entity except the city shall receive or use water from the city's water system without having a direct connection to the city's water system.
- (4) No person or entity except the city shall receive or use city sewer services without having a direct connection to the city's sewer system.
- (5) It is an affirmative defense to this subsection that the person or entity has the express, written, unrevoked consent of the city council or its designee for such sale, resale, receipt, or use.

Sec. 71-5. Sewer.

(a) *Single-family residential users:*

First 2,000 gallons	[\$39.11] <u>\$41.58</u> base
All over 2,000 gallons	[\$3.34] <u>\$3.79</u> per 1,000 gallons

(b) *Multifamily residential users:*

First 2,000 gallons	[\$39.11] <u>\$41.58</u> base
All over 2,000 gallons	[\$3.34] <u>\$3.79</u> per 1,000 gallons

(c) *Commercial users:*

First 2,000 gallons	[\$45.63] <u>\$48.51</u> base
All over 2,000 gallons	[\$3.34] <u>\$3.79</u> per 1,000 gallons

- (d) *Additional applications.* The fee for any 1,000-gallon unit shall also apply to any portion of a 1,000-gallon unit.
- (e) *Sewer fees.* Sewer fees are calculated using the metered amount of water provided to the user. Sewer fees shall be calculated using the average of the sewer fees of the winter months. Each customer's water meter readings during the three consecutive winter months (November, December, and January) shall be used each year to determine the customer's winter monthly average sewer fee. This winter monthly average sewer fee will then be applied to the sewer component of the customer's utility bills as a fixed monthly sewer fee charged to the

household over the following year. The city shall not be required to prove that the water went into the city's sewer system.

(f) *Quality of sewage.*

- (1) *Domestic waste.* Only ordinary liquid and water-carried waste from domestic activities that is amenable to biological treatment and that is discharged from sanitary conveniences of buildings connected to a public sanitary sewer system shall be discharged in the city's sanitary sewer lines. Waste resulting from any process of commerce or industry may not be discharged in the city's sanitary sewer lines except as authorized pursuant to subsection (f)(2) of this section.
- (2) *Commercial and industrial waste.* All discharges other than waste described in subsection (f)(1) of this section are prohibited unless the user has applied to and received written authorization from the city for such discharge. The applicant must file a statement with the city containing the following information:
 - a. Name and address of applicant;
 - b. Type of industry, business, activity, or other waste-creative process;
 - c. Quantity of waste to be discharged;
 - d. Typical analysis of waste;
 - e. Type of pretreatment proposed; and
 - f. Such other information as the city may request in writing.

The city shall have the right to reject any application for discharge of nondomestic waste into the city's sanitary sewer lines if the city determines in its sole discretion that the proposed discharge may be harmful to the city's sanitary sewer system or the environment. The city also shall have the right in approving any application for the discharge of nondomestic waste to impose any limitations on such discharge that the city determines in its sole discretion to be necessary to protect the city's sanitary sewer system or the environment.

- (3) *National categorical pretreatment standard.* If a user is subject to a national categorical pretreatment standard pursuant to regulations promulgated by the Environmental Protection Agency under Section 307 of the Federal Clean Water Act, the user is prohibited from discharging pollutants into the city's sanitary sewer system in violation of applicable categorical pretreatment standards.
- (4) *City testing; pretreatment.* The city shall have the right to sample and test any user's discharge at the discretion of the city's operator, with no limit as to the frequency of the tests, and to charge the user for the city's cost of such sampling and testing. The city also shall have the right to require pretreatment, at the user's expense, of any discharge of nondomestic waste if the city determines in its sole discretion that pretreatment of such waste is necessary to protect the city's sanitary sewer system or the environment, even if pretreatment is not otherwise required pursuant to subsection (f)(3) of this section.

- (d) *Maintenance and repair.* It shall be the responsibility of each user to maintain the water and sewer lines from the building served to the point of connection to the city's system.
- (e) *Out-of-city service.* The city council shall determine whether to provide any utility service to areas outside of the city and the terms and conditions for such service.
- (f) *Nonliability of city.* Neither the city nor its agents, employees, officers, or representatives shall bear any liability to any person other than the city for any act, omission, or condition in any way directly or indirectly related to the subject matter of this article.

Section 3. **Effective date.** The rates established by this ordinance shall take effect the first billing cycle that occurs after October 31, 2024.

Section 4. **Penalty.** Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 5. **Repealer.** All ordinances or parts of ordinances 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 _____ 2024.

PASSED, APPROVED, AND ADOPTED on second and final reading this ____ day of

_____.

Dan Davis, Mayor

Attest:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

EXHIBIT A

2022 Water and Wastewater Rate Study prepared by Freese and Nichols

WATER AND WASTEWATER RATE STUDY

Prepared for:

City of Manvel



March 2022

Prepared by:

FREESE AND NICHOLS, INC.
11200 Broadway St., Suite 2320
Pearland, Texas 77584
832-456-4700

WATER AND WASTEWATER RATE STUDY

Prepared for:

City of Manvel



Prepared by:

FREESE AND NICHOLS, INC.
11200 Broadway St., Suite 2320
Pearland, Texas 77584
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FNI Project No.: MNV20631



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Appendix A: Projected Expenses for Water and Wastewater Fund



EXECUTIVE SUMMARY

The City of Manvel (City) is located on Highway 6 west of State Highway (SH) 288, in northern Brazoria County, Texas. The City currently provides retail water and wastewater services to customers within the City and outside the City limits. In August 2020, the City authorized Freese and Nichols, Inc. to perform a water and wastewater rate study. The purpose of the rate study is to develop a multi-year plan for rates that will provide sufficient revenue to implement needed capital improvements and allow the water and wastewater systems to be self-supporting. Freese and Nichols' methodology for performing this study is based on accepted industry standards and practices, specifically the American Water Works Association (AWWA) Manual 1 (M1) "Principles of Water Rates, Fees, and Charges", Seventh Edition, and the Water Environment Federation's (WEF) *Financing and Charges* manual.

The study included the following steps:

- Obtain data from City needed for the rate study.
- Review and analyze the data and develop projections of the operating expenses and revenues at current rates.
- Identify the revenue requirements for the water and wastewater system using the projected operating expenses and projected capital expenses in the next few years.
- Develop a rate model for the City's water and wastewater systems that projects the rates needed to provide sufficient annual revenue.
- Document the findings in a report.

This report describes the findings and recommendations of the water and wastewater rate study. The calculations are based on the City's Fiscal Year, which runs from October 1 through September 30.

A financing plan has been developed based on an analysis of the rates utilized to furnish water and wastewater services to customers connected to the City's water and wastewater utilities, herein referred to as the "Utility System." The financing plan compares the adequacy of projected revenues under existing rates in meeting the revenue requirement of the Utility System and identifies any adjustments which may be necessary to the existing revenue levels during the study period. The plan consists of implementing annual rate increases over the forecast period of Fiscal Years 2022 through 2030 and crafting a Utility System financing plan that provides the City with the ability to adequately fund operating and capital requirements over the forecast period. The City's goal is to have both the Water and Wastewater Utilities operate individually as self-sufficient or stand-alone entities while maintaining both a Debt Service



Coverage ratio of 1.25 for each Utility. While the City does not have a policy target for Fund Balances, this study leverages surplus fund balances to reduce debt issuances, and strives to achieve a Fund Balance of \$1-2 million as a combined system. This Fund Balance target is recommended in excess of the target of 20% of operating expenditures because while the monies assessed for Impact Fees are collected within a 10-year period, the debt service payments will be over a 30-year period.

As a result of the evaluations and analyses, the following summary of findings and recommendations is offered for consideration by the City.

REVENUE UNDER EXISTING RATES

The City of Manvel provided treated water and wastewater services to just over 1,000 water customers (residential, commercial and irrigation) and just over 1,000 wastewater customers (residential, commercial) as of September 30, 2020. In Fiscal Year 2022, it is projected that the City will serve just over 2,000 water customers (residential, commercial and irrigation) and just under 2,000 wastewater customers (residential, commercial), which illustrates a customer growth rate of roughly 50 percent annually over the two year period. Annual growth rate is projected to decrease from 15 percent between Fiscal Year 2023 and Fiscal Year 2024, to 5 percent between Fiscal Year 2029 and Fiscal Year 2030.

Revenue is primarily derived from charges for treated water and wastewater services. Additional revenue is derived from miscellaneous services and fees that the City may offer or charge for services that are not directly related to the production of water or transmission of wastewater. Operating revenue from rates for water and wastewater service, under existing rates, is projected to be \$771,224 for water and \$866,583 for wastewater in Fiscal Year 2022. Other operating revenues are projected to be \$153,564 for water and \$27,921 for wastewater in the same period. Currently water and wastewater sales revenues are estimated to increase based upon the projected increase of between roughly 15 percent per year and 5 percent per year in the number of customers over the forecast period. Other operating water and wastewater revenues are estimated to increase by the same rate as water and wastewater sales revenues, since those operating revenues are derived from the number of meters in the system.

Other non operating water and wastewater revenue in Fiscal Year 2022 is estimated to be \$1,470,892, the majority of which derives from transfers from the General Fund to the Utility Fund. This practice is not used in this rate study for Fiscal Year 2023 through Fiscal Year 2030. The forecast of revenues projected herein assumes that existing rates will be maintained throughout the forecast period.



IMPACT FEES

In parallel with this Water and Wastewater Rate Study, Freese and Nichols performed a Water and Wastewater Impact Fee Study, to update the City's water and wastewater impact fees. A maximum allowable impact fee of \$4,818 per service unit for water and \$14,221 per service unit for wastewater was calculated. The City decided to implement 50 percent of the maximum allowable impact fee, resulting in a new impact fee rate of \$2,409 per service unit for water and \$7,111 per service unit for wastewater. Based on the projected growth in new connections, this new impact fee is estimated to collect roughly \$1.7 million in Fiscal Year 2022, growing to a maximum of roughly \$4.8 million in Fiscal Year 2026 and 2027, and roughly \$2.5 million in Fiscal Year 2030.

EXPENSES

Expenses include operating and maintenance expenses, transfers, debt service obligations, capital projects cash funded from Utility System revenues and cash reserve funding. Operating and maintenance expenses include the costs of labor, materials, power, chemicals, salaries, and other expenses associated with the utility's operations.

Total expenses for the water utility are projected to be \$816,423 for the water system and \$2,468,760 for the wastewater system in Fiscal Year 2022. Expenses in Fiscal Year 2022 are anomalously high due to a one-year practice of funding capital improvements via capital outlay versus debt service. Total expenses are projected to increase to \$2,732,560 for the water system and \$3,026,090 for the wastewater system in Fiscal Year 2030. The increases for both systems come partially from inflation, cost of materials, and the cost of fuel, but principally from the principal and interest payments associated with a growing Capital Improvements Program.

The debt service payments are calculated for both the total issuance, as well as the amount of issuance paid for by rates. For the purposes of this rate study, only the portion of debt service payments associated with rates is accounted for. Annual debt payments associated with rates will be \$263,008 for the water system and \$740,678 for the wastewater system in Fiscal Year 2023, growing to \$1,613,306 for the water system and \$1,886,994 for the wastewater system in Fiscal Year 2030.

A cash reserve fund balance of \$1-2 million from revenues generated from operations is targeted annually for the combined Utility System.



PROPOSED WATER AND WASTEWATER RATE ADJUSTMENTS

Based upon the analysis, revenues generated under existing rates by the Utility System are not sufficient to fund the Utility System's obligations. The proposed rate plan meets all the forecasted Utility System revenue requirements, fulfills the bond coverage requirement and maintains adequate cash balances of the Utility System. The following sections of this report provide a detailed summary of the Utility System's financial forecast.

An analysis of projected revenues and revenue requirements for the Utility System was conducted to determine the adequacy of existing rates. The illustration below summarizes the projected annual revenue increases required over the next nine years to meet future revenue requirements, to maintain and improve Utility System infrastructure, to maintain adequate debt service coverage ratios, and maintain adequate cash reserves to improve the financial condition of the Utility System.

Table ES-1: Indicated Required Revenue Increases

Year	Combined Base	Combined Volumetric	Combined Overall
2022	0.0%	0.0%	0.0%
2023	13.4%	30.0%	17.3%
2024	14.9%	28.5%	18.1%
2025	6.3%	13.5%	8.0%
2026	2.7%	5.0%	3.2%
2027	8.1%	12.5%	9.1%
2028	4.6%	10.0%	5.9%
2029	4.6%	10.0%	5.9%
2030	9.2%	25.0%	12.9%

ADDITIONAL RECOMMENDATIONS

Listed below are the general recommendations associated with the analysis performed herein:

1. The City of Manvel staff should prepare the documents necessary to obtain approval of the proposed financial plan and water and wastewater rates.
2. The City should continue to closely monitor its non-revenue water through audits, identification of leaks, and other appropriate measures.
3. The City should establish an Outside City Limits rate of 1.5 times the Inside City Limits rate.
4. The City should establish a policy on requirements to connect after service becomes available for existing development.
5. The City should update this rate study on an on-going basis. It should be updated sooner if there are significant changes in the assumptions presented in this study, such as timing of the CIP projects.



1.0 WATER AND WASTEWATER SYSTEM

1.1 GENERAL DESCRIPTION

The City of Manvel (City) is located on Highway 6 west of State Highway (SH) 288, in northern Brazoria County, Texas. The City currently provides water service to over 1,000 connections, and wastewater service to over 1,000 connections as well. The City is experiencing rapid growth, and this Water and Wastewater Rate Study assumes an initial growth in connections of roughly 40 percent per year, stabilizing at roughly 5 percent per year by Fiscal Year 2030.

The City of Manvel's existing water infrastructure consists of the School Road Water Plant and associated pumps, water supply wells, and transmission and distribution pipelines. The City relies entirely on groundwater from the Gulf Coast Aquifer System. The City holds four groundwater well permits from the Brazoria County Groundwater Conservation District.

The City of Manvel's existing wastewater collection system consisting of eight (8) lift stations and associated force mains, a network of manholes and gravity mains, and one wastewater treatment plant (WWTP).

The City's water and wastewater customer base includes residential, commercial, and irrigation users. Water and sewer sales revenue is primarily supported by residential base charges, accounting for roughly two-thirds of total water sales revenue and nearly three-quarters of total wastewater sales revenue. Breakdowns of water and wastewater sales revenues by customer class are provided in **Figure 1-1** and **Figure 1-2**, respectively.

A review of Fiscal Year 2016 through Fiscal Year 2020 historical financial and billing data provided by the City showed the following general patterns:

- The combined water and wastewater expenses have averaged \$930,000 (including depreciation and transfers to the General Fund). Without depreciation and transfers, the average for that period is \$790,000.
- The combined water and wastewater revenue has averaged \$750,000.



1.2 PROJECTED WATER NEEDS AND WASTEWATER FLOWS

Table 1-1 shows projected water and wastewater connections, and metered water and wastewater billed volumes for Manvel. These projections are based on input from City staff. These projections are for an average year. Water use will tend to be more in dry years and less in wet years. **Figure 1-3** shows the historical and projected number of water and wastewater connections.

Review of historical water production in comparison to historical water billed volumes revealed substantial fluctuations in non-revenue water (both positive and negative). Values of non-revenue water above 12 percent are considered high for a retail water supplier. However, not all this non-revenue water is unaccounted for water. Some is used for authorized, beneficial purposes such as fire flow, line flushing, and irrigating city facilities, such as parks. Currently the city estimates the amount used for these purposes. To the extent possible, FNI recommends that the City meter as much of its unbilled authorized usage as feasible, particularly irrigation of City facilities. This will enable the City to better track how much water is actually being lost through leaks in the system. The City should continue to monitor non-revenue water and perform detailed water audits and seek to further reduce non-revenue water, unaccounted for water usage. The City should also audit its water production data, to ensure more accurate estimates of what is coming into the system.

Table 1-1: Projected Connections, and Water and Wastewater Billed Volume (including base)

Fiscal Year	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Water Connections	1,368	1,910	2,130	2,453	2,777	3,192	3,422	3,588	3,752	3,918
Wastewater Connections	1,326	1,864	2,080	2,399	2,718	3,127	3,352	3,511	3,668	3,827
Water Billed Volume (MG)	93	129	144	166	188	216	232	243	254	265
Wastewater Billed Volume (MG)	93	129	144	166	188	216	232	243	254	265



Figure 1-1: Historical Water Sales Revenues, by Customer Class

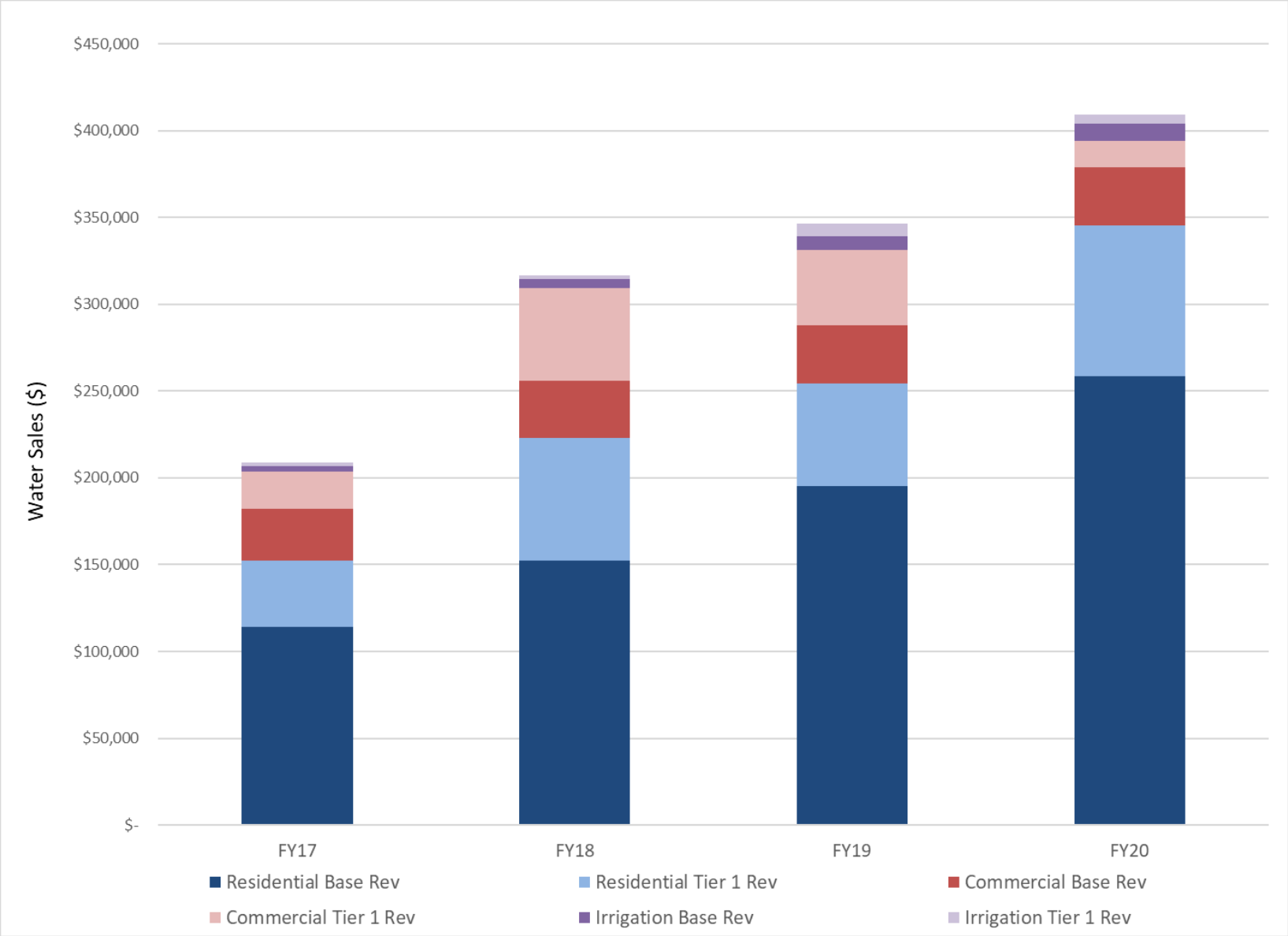




Figure 1-2: Historical Wastewater Sales Revenues, by Customer Class

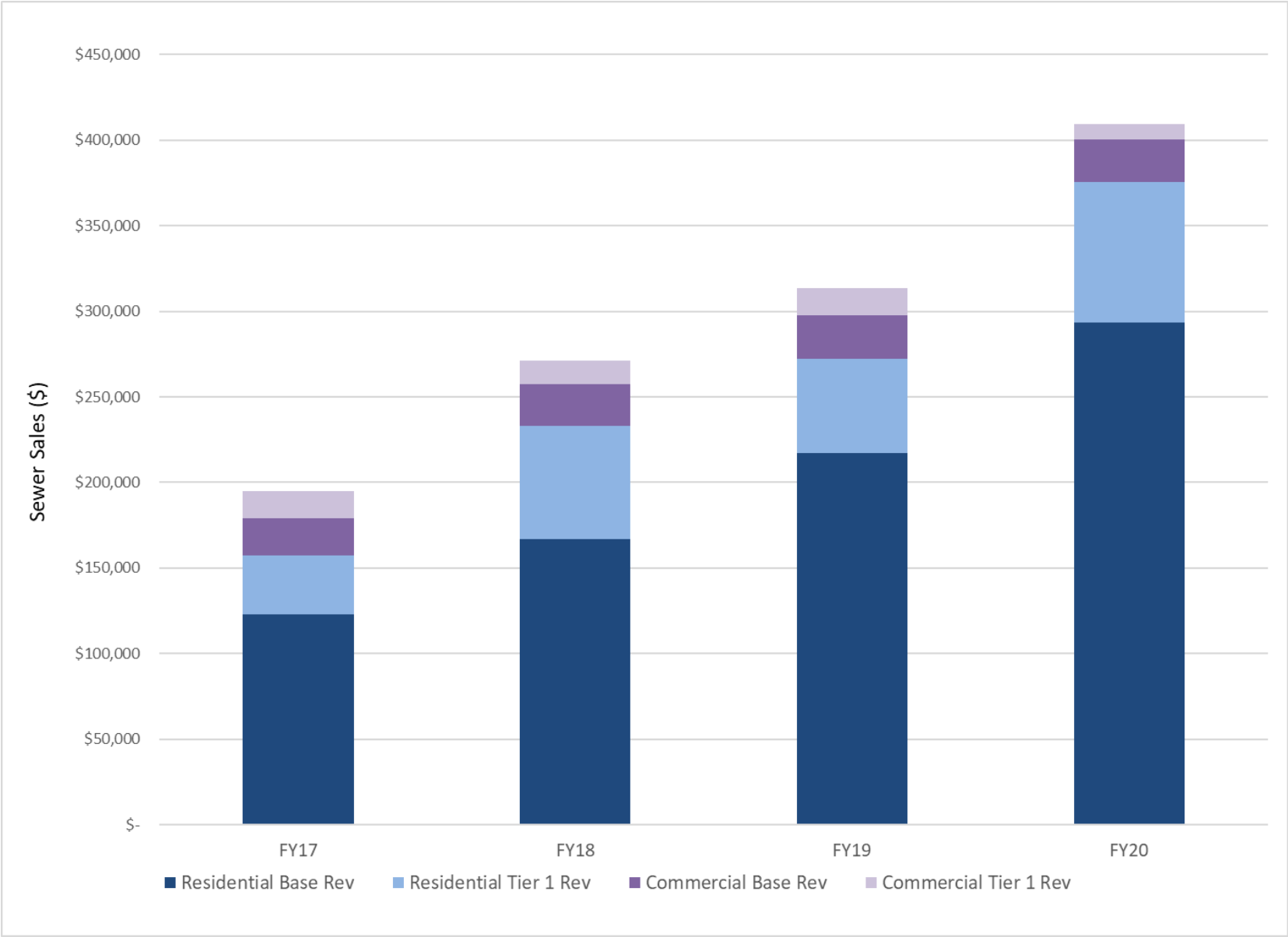
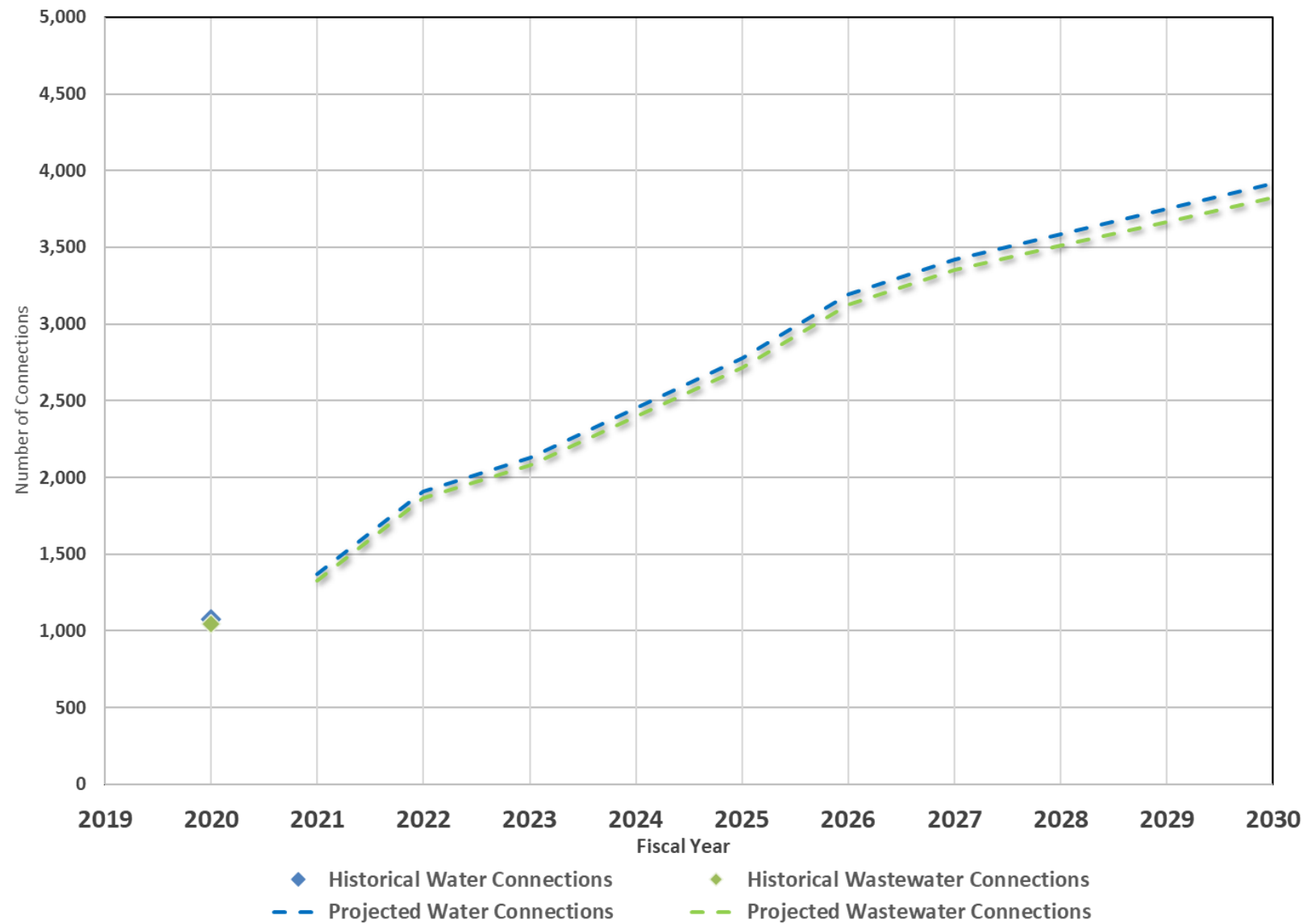




Figure 1-3: Historical and Projected Connections





2.0 HISTORICAL REVENUES AND EXPENSES

2.1 HISTORICAL REVENUES

Table 2-1 shows the historical revenues for the water and wastewater fund over the last four complete years (Fiscal Year 2016 – Fiscal Year 2020), as well as the budgeted revenues for Fiscal Year 2021. During this time, the City did not increase water or wastewater volumetric or base charges. Current rates as of September 2021 are shown in **Table 2-2**. Annual revenue from sales has averaged approximately \$531,000 over the previous four years, with total revenues (including transfers from the General Fund) averaging approximately \$745,000 over the same period. Over that time, water sales revenue made up on average approximately 50 percent of all sales revenue, and wastewater sales revenue made up on average approximately 50 percent.

2.2 HISTORICAL EXPENSES

Table 2-3 shows a summary of the historical expenses by major department. The annual expenses have averaged \$930,000. Historically, Water Expenditures make up on average approximately 50 percent of all expenses, followed by Administration Expenditures at 31 percent and Wastewater Expenditures at 19 percent. **Appendix Table A-1** provides a breakdown of historical expenses by line item.

2.3 COMPARISON OF HISTORICAL REVENUE AND EXPENSES

Figure 2-1 compares the historical revenue and expenses for the water and wastewater fund. The figure shows that in Fiscal Year 2016 through Fiscal Year 2020, expenses exceeded revenue (deficit), before taking into account the transfers from the General Fund.



Table 2-1: Historical Revenue for the Water and Wastewater Fund

Category	Historical				
	2015-2016	2016-17	2017-18	2018-19	2019-20
Utility Revenue (to include Sales)	\$438,389	\$456,564	\$588,268	\$702,040	\$869,137
Interest Revenue	\$382	\$0	\$1,464	\$335	\$0
Other Revenue	\$31,221	\$68,658	\$79,565	\$18,379	\$191
Transfers-In Revenue	\$400	\$98,426	\$57	\$375,000	\$0
TOTAL REVENUE	\$470,393	\$623,648	\$669,354	\$1,095,755	\$869,328

Table 2-2: Current City of Manvel Monthly Water & Wastewater Rates

Current Water Rates		
Residential		
Service Charge (includes 2,000 gallons)	\$25.00	
Volume Charge (2,001 gallons and above)	\$2.00	Per 1,000 gallons
Commercial/Irrigation		
Service Charge (includes 2,000 gallons)	\$30.00	
Volume Charge (2,001 gallons and above)	\$2.00	Per 1,000 gallons
Current Wastewater Rates		
Residential		
Service Charge (includes 2,000 gallons)	\$30.00	
Volume Charge (2,001 – 20,000 gallons*)	\$2.00	Per 1,000 gallons
Commercial		
Service Charge (includes 2,000 gallons)	\$35.00	
Volume Charge (2,001 – 20,000 gallons*)	\$2.00	Per 1,000 gallons

*No charge on Wastewater above 20,000 gallons

Table 2-3: Historical Expenses for the Water and Wastewater Fund, by Department

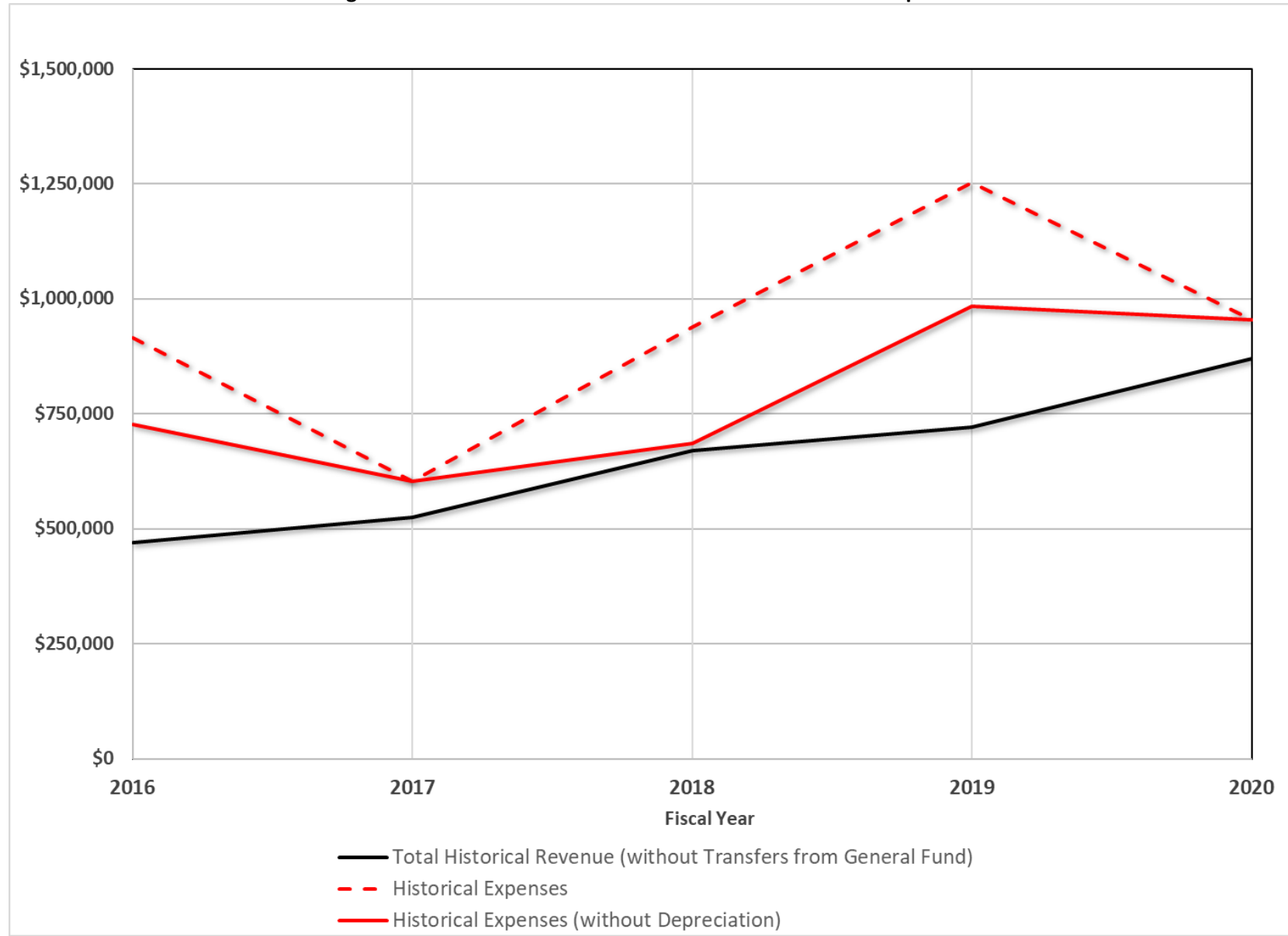
Department	Historical				
	2015-2016	2016-17	2017-18	2018-19	2019-20
Administration Expenses	\$342,491	\$246,462	\$274,339	\$336,797	\$251,307
Water Expenses	\$522,443	\$331,529	\$565,076	\$636,195	\$284,445
Wastewater Expenses	\$50,401	\$24,348	\$99,681	\$278,990	\$419,334
Non-Departmental Expenses	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$915,335	\$602,338	\$939,096	\$1,251,982	\$995,086

Total Revenue from Table 2-1	\$470,393	\$623,648	\$669,354	\$1,095,755	\$869,328
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Deficit (-) or Surplus (+)	-\$444,942	\$21,310	-\$269,742	-\$156,228	-\$85,757
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Figure 2-1: Historical Water and Wastewater Revenue and Expenses





3.0 WATER AND WASTEWATER FUND RATE ANALYSIS

3.1 PROJECTED REVENUES AT CURRENT RATES

Table 3-1 shows projected revenues at current rates for the water and wastewater fund. Without impact fees, projected total revenue (to include non-sales revenue) for Fiscal Year 2022 is approximately \$3.3 million. A large portion of those revenues is derived from a one-time transfer from the General Fund, a practice which is not used in Fiscal Year 2023 through Fiscal Year 2030. With impact fees, projected total revenue (to include non-sales revenue) for Fiscal Year 2022 is approximately \$5.0 million. If held to current rates, revenue is anticipated to increase by the same trend in increased connections and water/wastewater use. **Figure 3-1** shows the historical water and wastewater revenues and projected revenues at current rates. This figure does not include any revenues associated with impact fees. Volumetric sales and other operating revenues increase by the growth in number of connections and therefore, the corresponding consumption volume. Base sales revenues increase by the growth factor for number of connections. Other non-operating revenues are held constant at the Fiscal Year 2021 budget amount, with the exception of the one-time transfer from the General Fund in Fiscal Year 2022.

3.2 PROJECTED EXPENSES

Table 3-2 is a summary by major category of the projected expenses for the water and wastewater fund. **Appendix Table A-1** details the projected expenses by department and line item, as well as the basis for those projections. Projected expenses for Fiscal Year 2022 are roughly \$3.3 million, largely derived from a one-time capital outlay expense. In future years, O&M expenses (not including debt service) are projected to increase at a modest rate, primarily due to inflation and other escalators.

Over the next 10 years, the City is anticipated to undertake approximately \$84 million (2021 dollars) in improvements to its water and wastewater system. Approximately \$37 million of this capital program will be paid for with rates. This study assumes the capital improvements are programmed in debt issuances every year between Fiscal Year 2022 and Fiscal Year 2027, and a small issuance in Fiscal Year 2030. On average, approximately 70 percent of the funds will be for wastewater projects and 30 percent for water projects. These improvements are necessary to provide for future growth, replace aging infrastructure, maintain reliable service, keep facilities in compliance with new regulations, and improve efficiency. Debt service payments for each year's bond issuance were calculated using an interest rate of 3 percent, 30-year repayment terms, and a yearly inflation rate of 4 percent applied to the present-day capital cost of



CIP projects that will be constructed in future years. A debt service coverage requirement of 1.25 was assumed for both the water fund and the wastewater fund. **Appendix Table A-2** identifies the timing of future debt service issuances paid for with rates (in 2021 dollars), and **Appendix Table A-3** calculates the annual payments for the rate portion of those future debt service issuances. Figure 3-2 shows the historical and projected expenses for the water and wastewater fund, taking into account the rate portion only of debt service payments. **Table 3-1** depicts the total projected revenue, with and without impact fees. **Table 3-2** depicts the total projected expenses, with only the rate portion of debt service payments. At current rates, without impact fee revenues and only taking into account the rate portion of debt service payments, expenses exceed revenues in Fiscal Year 2023 by roughly \$200,000, increasing to roughly \$2.3 million by Fiscal Year 2030. **Figure 3-3** compares projected expenses and revenues (at current rates).



Table 3-1: Projected Revenue at Current Rates for the Water and Wastewater Fund

Category	Budget	Projected								
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Utility Revenue (to include Sales)	\$780,000	\$1,819,291	\$2,030,102	\$2,339,309	\$2,648,781	\$3,044,306	\$3,268,879	\$3,426,820	\$3,583,107	\$3,741,825
Other Revenue	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Transfers-In Revenue	\$319,580	\$1,465,892	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE (without impact fee)	\$1,104,580	\$3,290,183	\$2,035,102	\$2,344,309	\$2,653,781	\$3,049,306	\$3,273,879	\$3,431,820	\$3,588,107	\$3,746,825
Impact Fee Revenue (50%)		\$1,665,913	\$2,732,097	\$4,007,710	\$4,007,710	\$4,864,465	\$4,864,465	\$2,484,590	\$2,475,070	\$2,484,590
TOTAL REVENUE (with impact fee at 50%)	\$1,104,580	\$4,956,096	\$4,767,198	\$6,352,018	\$6,661,490	\$7,913,770	\$8,138,344	\$5,916,410	\$6,063,177	\$6,231,415



Figure 3-1: Historical and Projected Water and Wastewater Revenue (not including impact fees)

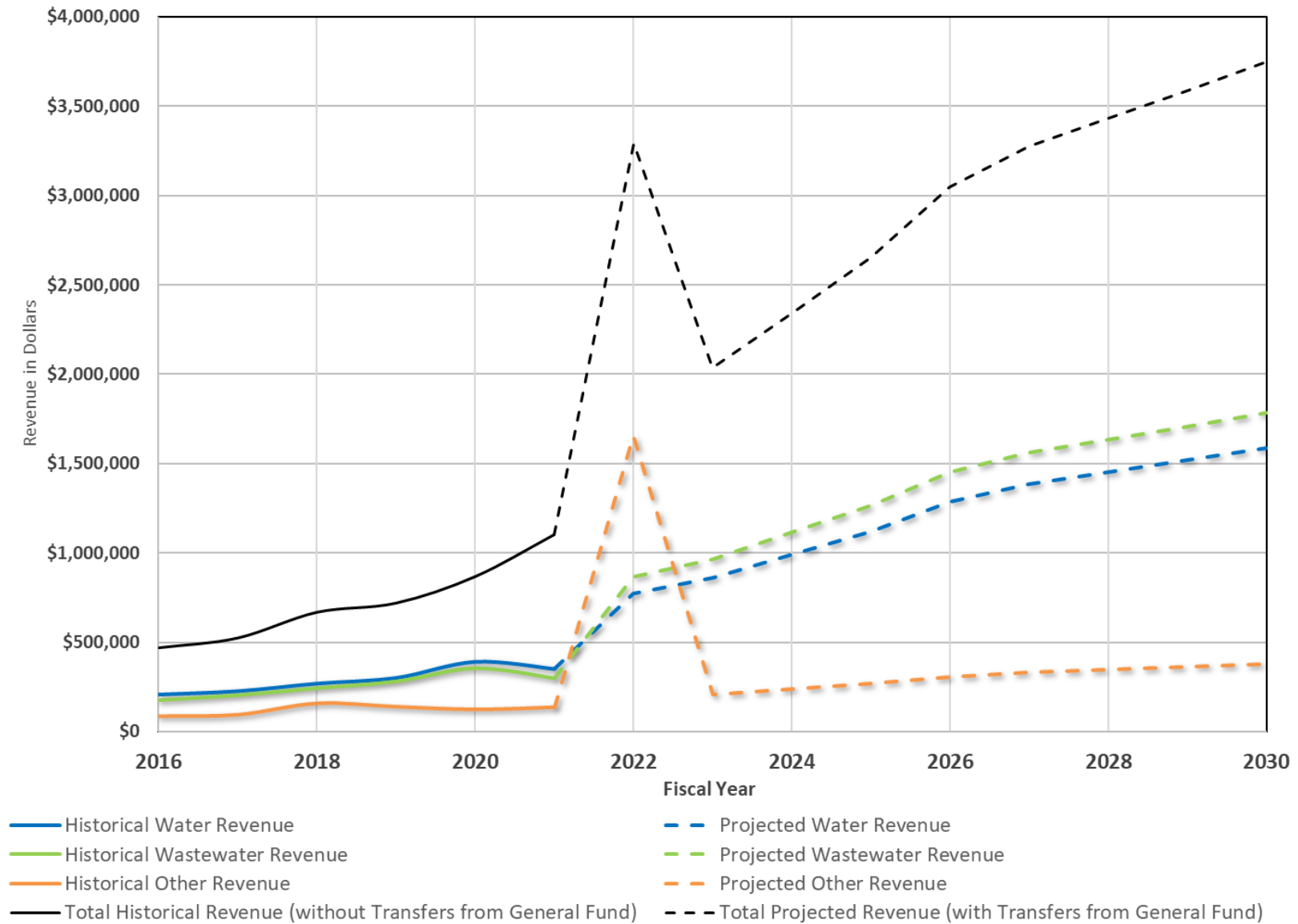




Table 3-2: Projected Expenses for the Water and Wastewater Fund, by Department

Department	Budget	Projected								
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Water Utility										
Administrative	\$233,790	\$240,804	\$248,030	\$255,471	\$362,137	\$370,031	\$427,663	\$436,038	\$444,666	\$453,551
Operational	\$365,000	\$575,619	\$425,589	\$461,925	\$503,137	\$549,993	\$603,390	\$664,376	\$734,170	\$814,203
Non-Departmental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planned Debt Service – Rate Portion	\$0	\$0	\$263,008	\$580,978	\$739,280	\$855,331	\$855,331	\$859,663	\$980,915	\$1,613,306
TOTAL WATER	\$598,790	\$816,423	\$936,627	\$1,298,374	\$1,604,554	\$1,775,355	\$1,886,384	\$1,960,077	\$2,159,751	\$2,881,060
Wastewater Utility										
Administrative	\$233,790	\$240,804	\$248,030	\$255,471	\$362,137	\$370,031	\$427,663	\$436,038	\$444,666	\$453,551
Operational	\$272,000	\$2,227,956	\$320,945	\$350,430	\$814,503	\$902,897	\$946,502	\$776,091	\$805,471	\$834,046
Non-Departmental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planned Debt Service – Rate Portion	\$0	\$0	\$740,678	\$871,360	\$1,050,860	\$1,173,840	\$1,874,348	\$1,874,348	\$1,874,348	\$1,886,994
TOTAL WASTEWATER	\$505,790	\$2,468,760	\$1,309,653	\$1,477,261	\$2,227,499	\$2,446,768	\$3,248,513	\$3,086,477	\$3,124,484	\$3,174,590
Total Operating Expenses	\$1,104,580	\$3,285,183	\$2,246,279	\$2,775,635	\$3,832,053	\$4,222,123	\$5,134,897	\$5,046,554	\$5,284,235	\$6,055,650



Figure 3-2: Historical and Projected Water and Wastewater Expenses

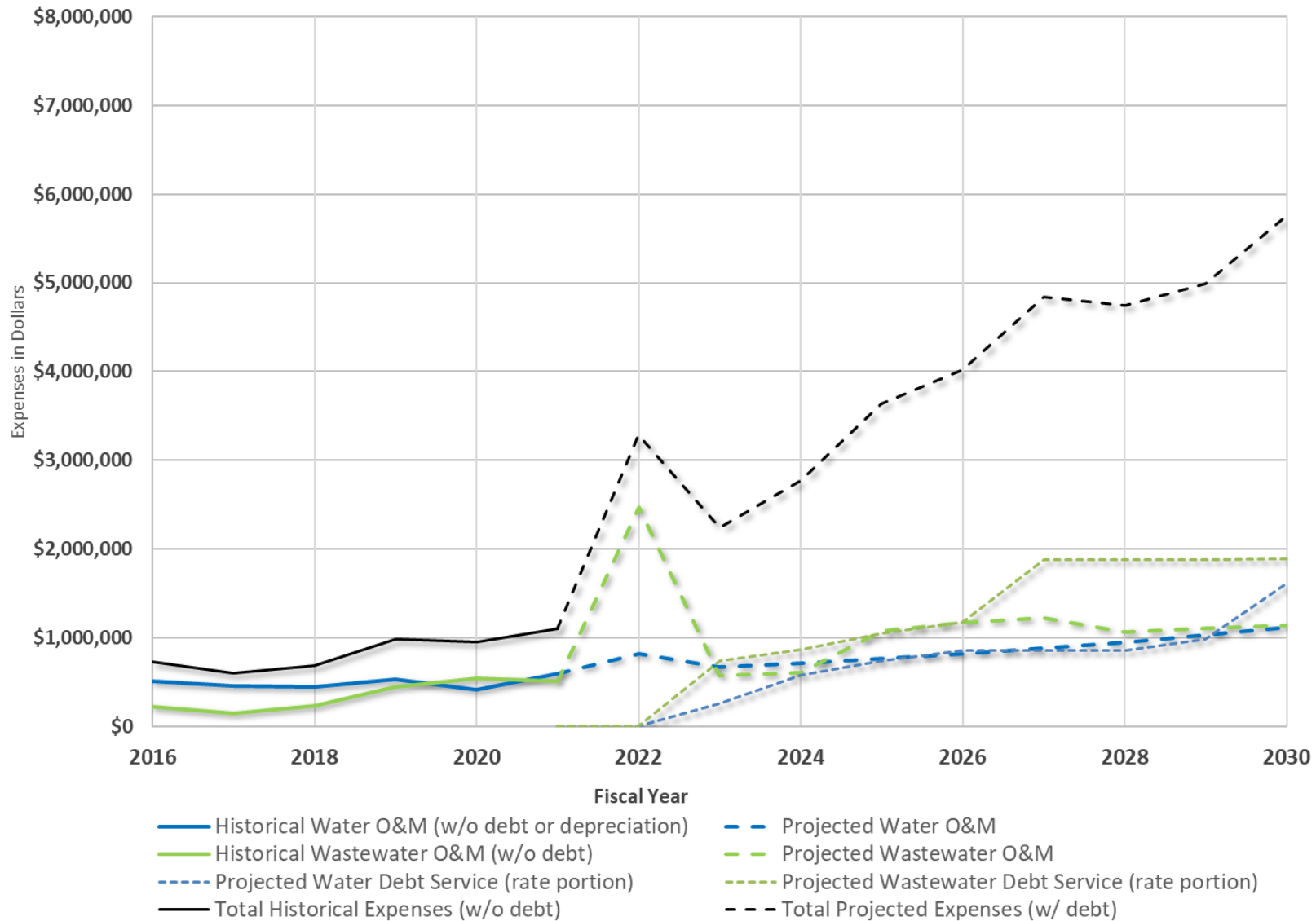
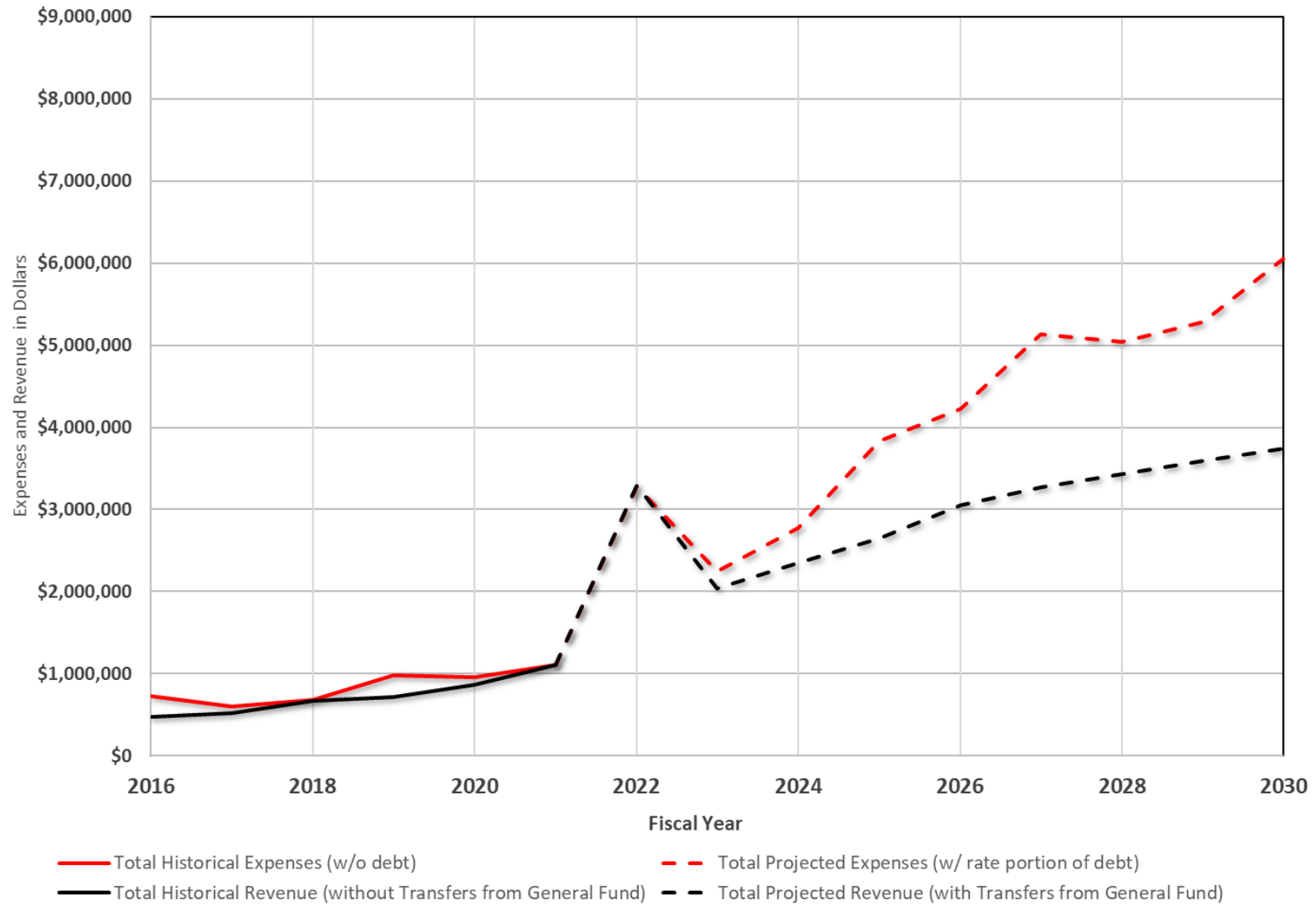




Figure 3-3: Historical and Projected Water and Wastewater Expenses (with rate portion of future Debt Service) and Revenue (at current rates)





4.0 RATE DESIGN

The schedule of proposed water rates has been designed toward implementing rate adjustments that meet the City's goals and objectives. Generally, the proposed rates have been designed to limit increases in the current service availability charge levels and to increase the volume charges for water consumption where necessary.

The schedule of proposed rates is designed following the same general form of rate structure as the existing water rates, which consist of a schedule of service availability charges and volume charges. The proposed service availability charge is designed to recover a portion of customer billing and collection costs, customer meter and service-related costs, and provision for a readiness-to-serve component. The schedule of volume charges have been designed to recover a portion of those costs related to supplying customers with water to meet their average and peak rates of use.



5.0 SUMMARY OF RATE RECOMMENDATIONS

The recommendations for water and wastewater rates and projected rate increases are summarized below in **Table 5-1**. Pro forma statements for the combined utility, wastewater fund, and water fund are found in **Appendix Table A-4** through **Table A-6**, respectively.

Table 5-1: Rate Adjustment Summary

Year	Combined Base	Combined Volumetric	Combined Overall
2022	0.0%	0.0%	0.0%
2023	13.4%	30.0%	17.3%
2024	14.9%	28.5%	18.1%
2025	6.3%	13.5%	8.0%
2026	2.7%	5.0%	3.2%
2027	8.1%	12.5%	9.1%
2028	4.6%	10.0%	5.9%
2029	4.6%	10.0%	5.9%
2030	9.2%	25.0%	12.9%

Table 5-1 through **Table 5-4** identify the specific rates recommended as a result of the rate study, by customer class. These rate adjustments are projected to provide sufficient revenue through Fiscal Year 2030 while maintaining a 1.25 debt service coverage ratio for both the water fund and the wastewater fund, and maintaining stable operating cash balances. Projected rate increases should be examined annually in light of future growth, revenues and system expenses.

Other Recommendations

1. The City of Manvel staff should prepare the documents necessary to obtain approval of the proposed financial plan and water and wastewater rates.
2. The City should continue to closely monitor its non-revenue water through audits, identification of leaks, and other appropriate measures.
3. The City should establish an Outside City Limits rate of 1.5 times the Inside City Limits rate.
4. The City should establish a policy on requirements to connect after service becomes available for existing development.
5. The City should update this rate study on an on-going basis. It should be done sooner if there are significant changes in the assumptions presented in this study, such as timing of the CIP projects.



Table 5-2: Residential Rate Adjustments Needed

Inside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Residential											
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$25.00	\$25.00	\$28.36	\$32.59	\$34.65	\$35.58	\$38.46	\$40.24	\$42.09	\$45.98
Volumetric	per thousand gallons	\$2.00	\$2.00	\$2.60	\$3.34	\$3.79	\$3.98	\$4.48	\$4.93	\$5.42	\$6.78
Wastewater Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$30.00	\$30.00	\$34.03	\$39.11	\$41.58	\$42.70	\$46.15	\$48.28	\$50.51	\$55.18
Volumetric	per thousand gallons	\$2.00	\$2.00	\$2.60	\$3.34	\$3.79	\$3.98	\$4.48	\$4.93	\$5.42	\$6.78

Outside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Residential											
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$37.50	\$37.50	\$42.54	\$48.89	\$51.98	\$53.38	\$57.69	\$60.35	\$63.14	\$68.98
Volumetric	per thousand gallons	\$3.00	\$3.00	\$3.90	\$5.01	\$5.69	\$5.97	\$6.72	\$7.39	\$8.13	\$10.16
Wastewater Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$45.00	\$45.00	\$51.05	\$58.67	\$62.37	\$64.05	\$69.23	\$72.42	\$75.77	\$82.77
Volumetric	per thousand gallons	\$3.00	\$3.00	\$3.90	\$5.01	\$5.69	\$5.97	\$6.72	\$7.39	\$8.13	\$10.16



Table 5-3: Commercial Rate Adjustments Needed

Inside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Commercial											
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$30.00	\$30.00	\$34.03	\$39.11	\$41.58	\$42.70	\$46.15	\$48.28	\$50.51	\$55.18
Volumetric	per thousand gallons	\$2.00	\$2.00	\$2.60	\$3.34	\$3.79	\$3.98	\$4.48	\$4.93	\$5.42	\$6.78
Wastewater Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$35.00	\$35.00	\$39.71	\$45.63	\$48.51	\$49.82	\$53.84	\$56.33	\$58.93	\$64.38
Volumetric	per thousand gallons	\$2.00	\$2.00	\$2.60	\$3.34	\$3.79	\$3.98	\$4.48	\$4.93	\$5.42	\$6.78

Outside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Commercial											
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$45.00	\$45.00	\$51.05	\$58.67	\$62.37	\$64.05	\$69.23	\$72.42	\$75.77	\$82.77
Volumetric	per thousand gallons	\$3.00	\$3.00	\$3.90	\$5.01	\$5.69	\$5.97	\$6.72	\$7.39	\$8.13	\$10.16
Wastewater Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$52.50	\$52.50	\$59.56	\$68.45	\$72.77	\$74.73	\$80.77	\$84.49	\$88.40	\$96.57
Volumetric	per thousand gallons	\$3.00	\$3.00	\$3.90	\$5.01	\$5.69	\$5.97	\$6.72	\$7.39	\$8.13	\$10.16



Table 5-4: Irrigation Rate Adjustments Needed

Inside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Irrigation											
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$30.00	\$30.00	\$34.03	\$39.11	\$41.58	\$42.70	\$46.15	\$48.28	\$50.51	\$55.18
Volumetric	per thousand gallons	\$2.00	\$2.00	\$2.60	\$3.34	\$3.79	\$3.98	\$4.48	\$4.93	\$5.42	\$6.78

Outside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Irrigation											
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$45.00	\$45.00	\$51.05	\$58.67	\$62.37	\$64.05	\$69.23	\$72.42	\$75.77	\$82.77
Volumetric	per thousand gallons	\$3.00	\$3.00	\$3.90	\$5.01	\$5.69	\$5.97	\$6.72	\$7.39	\$8.13	\$10.16



6.0 COMPARISON TO NEARBY CITIES

Table 6-1 shows the monthly cost for residential water and wastewater service for use of 5,000 gallons for Manvel and other nearby cities, while **Table 6-2** shows the same for 10,000 gallons. The costs for water and wastewater services are based on information found on the cities' websites as of November 2021.

Figure 6-1 shows the comparison of costs for 5,000 gallons of water and wastewater service for a typical residential customer inside city limits, while **Figure 6-2** shows the same for 10,000 gallons. At its current rates, Manvel has the fifth lowest total water and wastewater cost out of eight area cities surveyed for the cost of 5,000 gallons, and has the second lowest for 10,000 gallons.

Table 6-1: Residential Water and Wastewater Rate Comparison to Nearby Cities

City	5,000 Gallons/month		
	Water	Wastewater	Total
Brazoria County MUD #29	\$17.25	\$17.25	\$34.50
Clute	\$28.95	\$28.95	\$57.60
Angleton ICL	\$38.28	\$23.34	\$61.62
Pearland	\$27.96	\$37.74	\$65.70
Manvel FY21	\$31.00	\$36.00	\$67.00
Port Lavaca ICL	\$36.37	\$31.37	\$67.74
Richwood	\$37.45	\$35.45	\$72.90
Alvin	\$34.06	\$44.67	\$78.73
Portland	\$37.58	\$43.98	\$81.56

Table 6-2: Residential Water and Wastewater Rate Comparison to Nearby Cities

City	10,000 Gallons/month		
	Water	Wastewater	Total
Brazoria County MUD #29	\$30.75	\$28.50	\$59.25
Manvel FY 2021	\$41.00	\$46.00	\$87.00
Clute	\$48.70	\$48.70	\$97.40
Angleton ICL	\$67.88	\$36.84	\$104.72
Portland	\$57.23	\$50.63	\$107.86
Pearland	\$52.38	\$62.74	\$115.12
Richwood	\$59.20	\$57.20	\$116.40
Port Lavaca ICL	\$62.67	\$57.82	\$120.49
Alvin	\$58.71	\$69.32	\$128.03



Figure 6-1: Residential Water and Wastewater Rate Comparison with Other Cities, Monthly Bill (5,000 gallons)

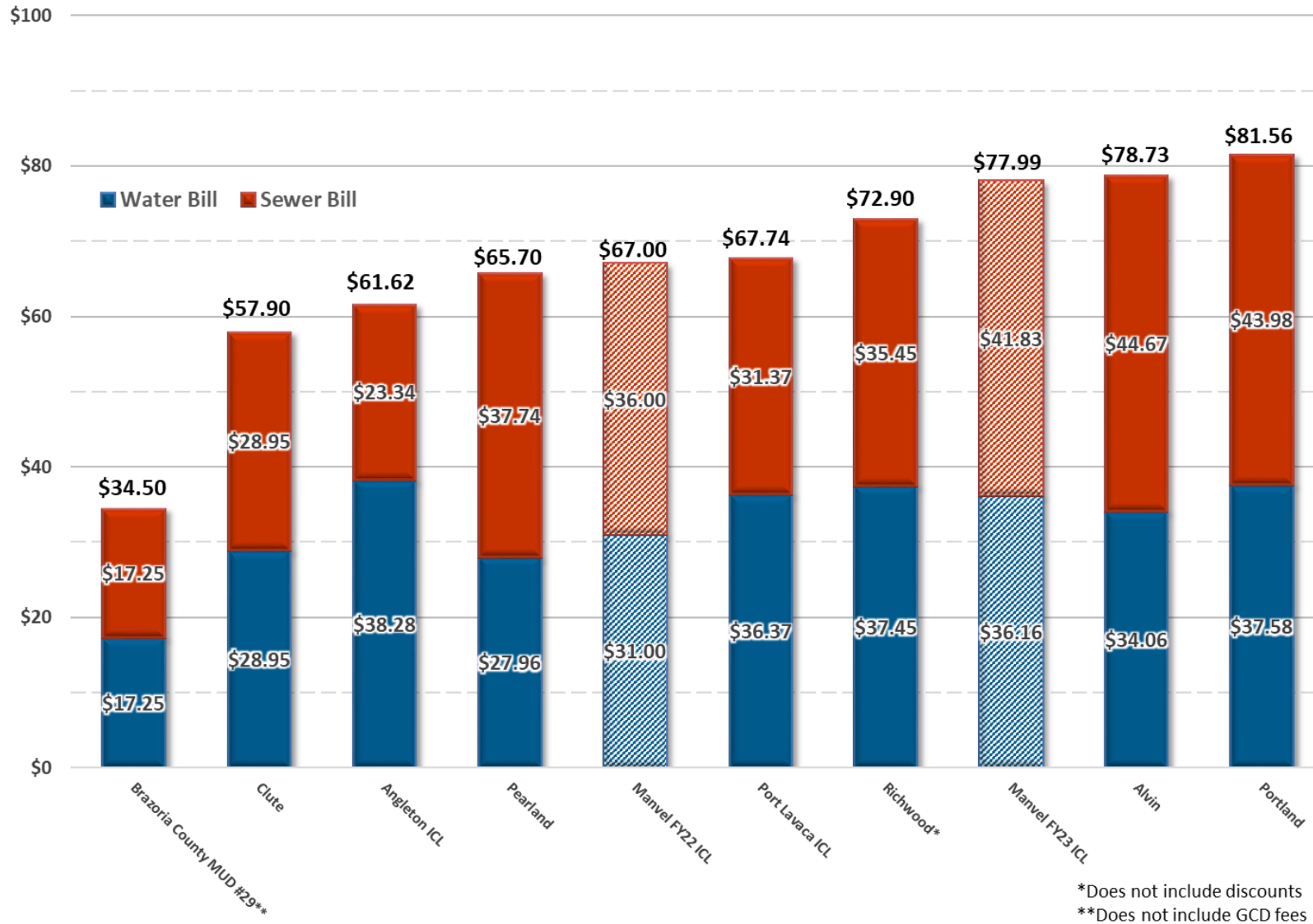
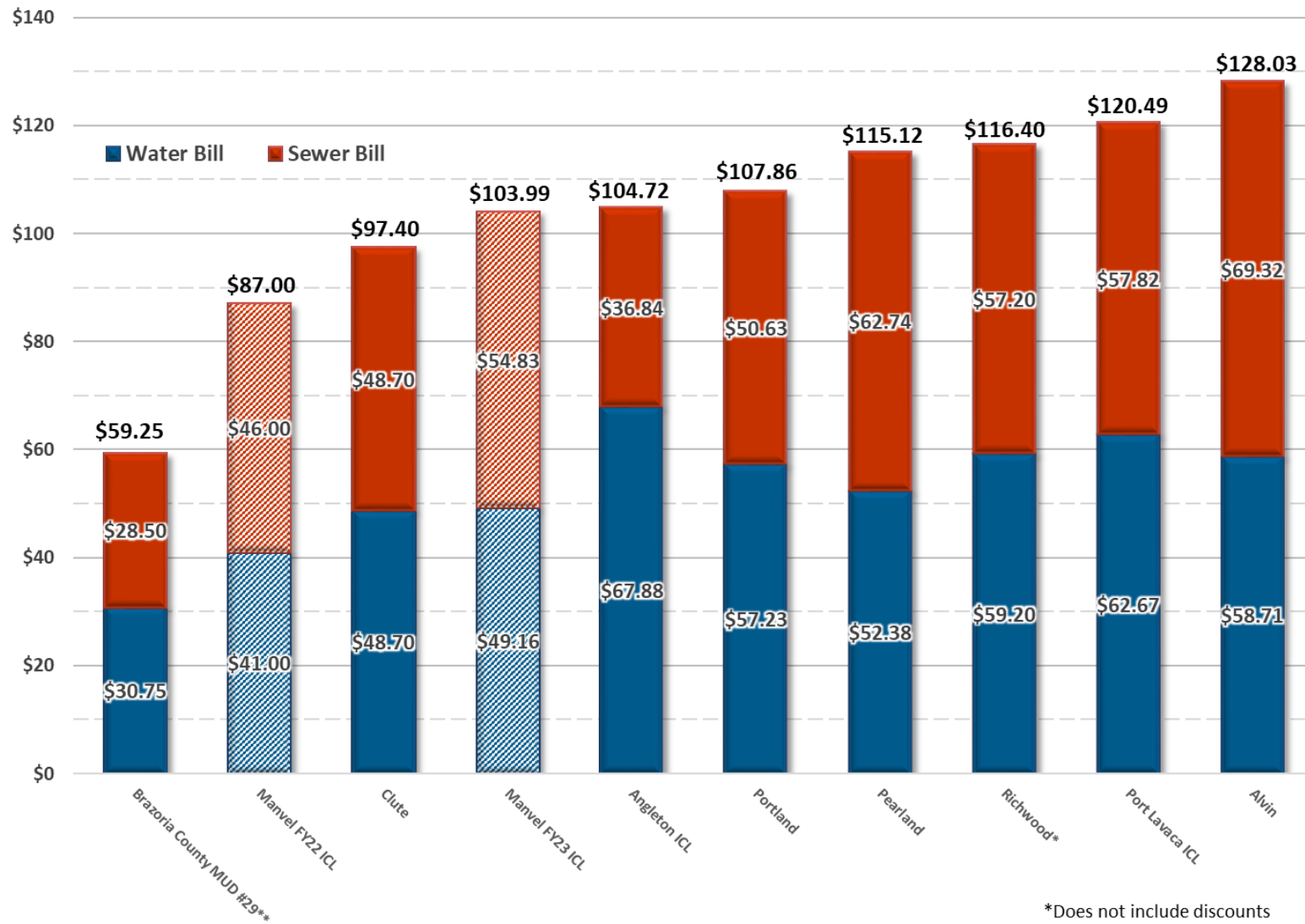




Figure 6-2: Residential Water and Wastewater Rate Comparison with Other Cities, Monthly Bill (10,000 gallons)



*Does not include discounts
**Does not include GCD fees



APPENDIX A

Expenses for Water and Wastewater Fund



Table A-1: Historical Expenses, by Line Item

Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
Administration					
40-10-5000 Salaries	\$72,600	\$117,869	\$142,989	\$159,345	\$112,495
40-10-5002 Overtime	\$8,763	\$10,361	\$11,340	\$10,975	\$949
40-10-5003 Holiday Pay	\$3,436	\$0	\$0	\$0	\$0
40-10-5004 Taxes, Social Security	\$6,392	\$0	\$0	\$0	\$0
40-10-5005 Retirement	\$4,912	\$0	\$0	\$0	\$0
40-10-5006 Longevity	\$353	\$600	\$720	\$840	\$840
40-10-5007 Part Time Wages	\$0	\$0	\$0	\$158	\$0
40-10-5010 Taxes, Social Security	\$0	\$9,098	\$10,996	\$10,617	\$8,290
40-10-5012 TWC	\$0	\$875	\$0	\$0	\$0
40-10-5030 Health & Life Insurance	\$9,608	\$19,658	\$30,485	\$29,506	\$16,398
40-10-5031 Vision	\$0	\$0	\$351	\$349	\$192
40-10-5032 Life & LTD	\$0	\$0	\$655	\$713	\$402
40-10-5033 Dental	\$0	\$0	\$1,468	\$1,586	\$818
40-10-5034 Retirement	\$0	\$14,904	\$19,509	\$20,834	\$12,760
40-10-5035 Cell Phone Allowance	\$0	\$519	\$173	\$1,004	\$595
40-10-5038 Flex	\$0	\$0	\$92	\$152	\$57
40-10-5039 Flex Card - Health Ins	\$0	\$0	\$1,167	\$1,277	\$471
40-10-5040 Workers Compensation	\$2,972	-\$805	\$11,196	\$0	\$4,502
40-10-5041 Pension Expense	\$0	\$0	-\$8,962	-\$4,428	\$0
40-10-5201 Contract Services	\$3,725	\$0	\$0	\$0	\$0
40-10-5202 Mowing & Weed Control	\$1,298	\$688	\$355	\$2,301	\$0
40-10-5220 Janitorial Supplies & Cleaning	\$0	\$432	\$0	\$0	\$0
40-10-5222 Postage	\$2,363	\$2,200	\$1,813	\$2,567	\$2,000
40-10-5225 Fuel	\$0	\$0	\$0	\$47	\$0
40-10-5230 Office Expense	\$880	\$1,437	\$667	\$0	\$687



Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-10-5240 Minor Tools & Equipment	\$0	\$2,282	\$0	\$12,110	\$9,537
40-10-5300 Equipment Rental	\$0	\$4,577	\$3,983	\$6,732	\$1,123
40-10-5320 Bank/Convenience Charges	\$0	\$0	\$0	\$0	\$0
40-10-5370 Radio Repairs	\$0	\$0	\$0	\$0	\$0
40-10-5380 Building Repair & Maintenance	\$0	\$0	\$0	\$0	\$0
40-10-5418 Employment Testing	\$0	\$0	\$0	\$0	\$0
40-10-5432 Rental Equipment	\$6,265	\$0	\$0	\$0	\$0
40-10-5440 Computer Maintenance/Support	\$0	\$0	\$0	\$0	\$1,442
40-10-5441 Computer Software	\$4,160	\$7,927	\$0	\$0	\$0
40-10-5445 Telephone	\$2,029	\$1,179	\$0	\$303	\$0
40-10-5446 Uniforms	\$0	\$0	\$90	\$0	\$556
40-10-5458 Maintenance Agreements	\$0	\$0	\$0	\$0	\$0
40-10-5550 Radio Usage	\$810	\$1,476	\$1,476	\$1,968	\$1,476
40-10-5615 Credit Card Processing Fees	\$4,181	\$5,937	\$8,958	\$10,532	\$12,294
40-10-5622 Dues & Subscriptions	\$0	\$0	\$0	\$0	\$0
40-10-5630 Insurance and Bonds	\$114	\$14,454	\$0	\$0	\$0
40-10-5636 Equipment Repairs/Maintenance	\$0	\$0	\$0	\$0	\$0
40-10-5638 Vehicle Repairs/Maintenance	\$0	\$0	\$0	\$2,204	\$0
40-10-5645 Training & Travel	\$1,129	\$1,807	\$307	\$2,465	\$175
40-10-5650 Mileage	\$0	\$0	\$0	\$0	\$0
40-10-5655 Other Expenses	\$0	\$0	\$7,772	\$0	\$0
40-10-5700 Vehicle/Equip Replacement Fees	\$4,125	\$10,438	\$24,149	\$62,641	\$58,000
40-10-5701 Legal Fees	\$0	\$0	\$0	\$0	\$0
40-10-5742 Subsidence Fees	\$627	\$2,155	\$0	\$0	\$0
40-10-5800 Eng/Consulting/Planning Fees	\$10,300	\$16,394	\$2,590	\$0	\$5,250
40-10-8641 Transfer from	\$191,450	\$0	\$0	\$0	\$0
40-10-8700 Salary Adjustments	\$0	\$0	\$0	\$0	\$0



Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-10-8701 Compensation Study Adjustment	\$0	\$0	\$0	\$0	\$0
Administration Subtotal	\$342,491	\$246,462	\$274,339	\$336,797	\$251,307
Water					
40-54-5204 Chemicals	\$6,202	\$11,530	\$9,204	\$16,300	\$13,514
40-54-5210 Supplies	\$0	\$0	\$0	\$0	\$0
40-54-5212 Safety Equipment/Supplies	\$0	\$0	\$0	\$0	\$0
40-54-5222 Postage	\$0	\$0	\$0	\$0	\$0
40-54-5225 Fuel	\$0	\$0	\$61	\$422	\$126
40-54-5240 Minor Tools & Equipment	\$4,288	\$4,828	\$2,116	\$2,110	\$6,701
40-54-5245 Fire Hydrants	\$0	\$0	\$0	\$0	\$0
40-54-5310 Meter Replacement Program	\$11,240	\$19,671	\$44,567	\$114,811	\$92,983
40-54-5312 Other Reimbursements	\$0	\$0	\$600	\$0	\$0
40-54-5325 Utility Billing Charges	\$0	\$0	\$249	\$0	\$0
40-54-5420 Electricity	\$48,961	\$66,228	\$55,629	\$29,055	\$26,195
40-54-5421 Electrical Service	\$0	\$0	\$0	\$0	\$0
40-54-5435 Safety & Water Testing	\$0	\$0	\$0	\$0	\$0
40-54-5440 Computer Maintenance/Support	\$0	\$0	\$4,484	\$5,124	\$6,529
40-54-5441 Computer Software	\$1,360	\$367	\$824	\$0	\$0
40-54-5445 Telephone	\$0	\$0	\$1,351	\$1,224	\$2,556
40-54-5446 Uniforms	\$0	\$0	\$0	\$1,074	\$543
40-54-5498 Tap Connection Expense	\$0	\$0	\$0	\$1,650	\$0
40-54-5499 Laboratory Expenses	\$9,691	\$12,821	\$17,744	\$11,322	\$8,894
40-54-5622 Dues & Subscriptions	\$0	\$0	\$0	\$0	\$0
40-54-5630 Insurance and Bonds	\$0	\$0	\$0	\$0	\$0
40-54-5636 Equipment Repairs/Maintenance	\$184,955	\$191,581	\$156,203	\$161,162	\$105,671
40-54-5638 Vehicle Repairs/Maintenance	\$1,688	\$6,659	\$4,671	\$3,506	\$3,848
40-54-5645 Training & Travel	\$660	\$416	\$2,394	\$245	\$115



Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-54-5655 Other Expenses	\$8,055	\$0	\$0	\$0	\$0
40-54-5700 Vehicle/Equip Replacement Fees	\$4,125	\$4,014	\$5,955	\$11,638	\$9,000
40-54-5729 Permits & Assessments	\$2,464	\$3,562	\$3,717	\$3,707	\$3,871
40-54-5730 Legal Notices	\$0	\$0	\$0	\$0	\$0
40-54-5742 Subsidence Fees	\$1,378	\$357	\$2,167	\$4,387	\$3,900
40-54-5746 Water Sample Inspection	\$0	\$0	\$0	\$0	\$0
40-54-5800 Eng/Consulting/Planning Fees	\$13,585	\$9,495	\$0	\$0	\$0
40-54-6010 Capital Outlay - Technology	\$0	\$0	\$0	\$0	\$0
40-54-6020 Capital Outlay - Equipment	\$21,092	\$0	\$0	\$0	\$0
40-54-6030 Capital Outlay - Vehicle	\$0	\$0	\$0	\$0	\$0
40-54-6040 Capital Outlay - Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0
40-54-6070 Capital Outlay - Improvements	\$0	\$0	\$0	\$0	\$0
40-54-6203 Capital Outlay - Capitalize Taps	\$14,000	\$0	\$0	\$0	\$0
40-54-7025 WWTP to - Blowers/auto Dialer	\$0	\$0	\$0	\$0	\$0
40-54-8410 Depreciation Expense	\$188,699	\$0	\$253,138	\$268,458	\$0
40-54-8700 Salary Adjustments	\$0	\$0	\$0	\$0	\$0
Water Subtotal	\$522,443	\$331,529	\$565,076	\$636,195	\$284,445
Wastewater					
40-56-5203 Sludge Hauling	\$0	\$0	\$0	\$0	\$0
40-56-5204 Chemicals	\$0	\$0	\$7,187	\$8,936	\$9,717
40-56-5210 Supplies	\$0	\$0	\$0	\$0	\$0
40-56-5212 Safety Equipment/Supplies	\$0	\$0	\$0	\$0	\$0
40-56-5225 Fuel	\$0	\$0	\$3,744	\$39	\$0
40-56-5240 Minor Tools & Equipment	\$0	\$0	\$896	\$5,954	\$9,882
40-56-5312 Other Reimbursements	\$0	\$0	\$2,662	\$0	\$0
40-56-5325 Utility Billing Charges	\$0	\$0	\$0	\$0	\$0
40-56-5419 Sludge Hauling	\$14,200	\$24,348	\$33,238	\$44,090	\$46,036



Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-56-5420 Electricity	\$0	\$0	\$2,859	\$40,809	\$34,421
40-56-5421 Electrical Service	\$0	\$0	\$0	\$0	\$0
40-56-5432 Rental Equipment	\$0	\$0	\$10,075	\$17,275	\$17,802
40-56-5445 Telephone	\$0	\$0	\$229	\$538	\$1,384
40-56-5446 Uniforms	\$0	\$0	\$0	\$855	\$1
40-56-5480 Contract Labor	\$0	\$0	\$18,000	\$0	\$0
40-56-5499 Laboratory Expenses	\$0	\$0	\$540	\$10,985	\$15,145
40-56-5500 Operator Fees	\$28,650	\$0	\$0	\$0	\$0
40-56-5630 Insurance and Bonds	\$0	\$0	\$16,045	\$0	\$0
40-56-5636 Equipment Repairs/Maintenance	-\$1,600	\$0	\$2,559	\$126,330	\$114,846
40-56-5637 Sewer Line Maintenance & Repairs	\$0	\$0	\$0	\$0	\$0
40-56-5645 Training & Travel	\$0	\$0	\$1,646	\$3,284	\$100
40-56-6010 Capital Outlay - Technology	\$0	\$0	\$0	\$0	\$0
40-56-6020 Capital Outlay - Equipment	\$9,150	\$0	\$0	\$19,893	\$170,000
40-56-6030 Capital Outlay - Vehicle	\$0	\$0	\$0	\$0	\$0
40-56-6040 Capital Outlay - Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0
40-56-6070 Capital Outlay - Improvements	\$0	\$0	\$0	\$0	\$0
40-56-6080 Capital Outlay - Building	\$0	\$0	\$0	\$0	\$0
40-56-5203 Sludge Hauling	\$0	\$0	\$0	\$0	\$0
40-56-5204 Chemicals	\$0	\$0	\$7,187	\$8,936	\$9,717
40-56-5210 Supplies	\$0	\$0	\$0	\$0	\$0
40-56-5212 Safety Equipment/Supplies	\$0	\$0	\$0	\$0	\$0
40-56-5225 Fuel	\$0	\$0	\$3,744	\$39	\$0
40-56-5240 Minor Tools & Equipment	\$0	\$0	\$896	\$5,954	\$9,882
40-56-5312 Other Reimbursements	\$0	\$0	\$2,662	\$0	\$0
40-56-5325 Utility Billing Charges	\$0	\$0	\$0	\$0	\$0
40-56-5419 Sludge Hauling	\$14,200	\$24,348	\$33,238	\$44,090	\$46,036



Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-56-5420 Electricity	\$0	\$0	\$2,859	\$40,809	\$34,421
40-56-5421 Electrical Service	\$0	\$0	\$0	\$0	\$0
40-56-5432 Rental Equipment	\$0	\$0	\$10,075	\$17,275	\$17,802
40-56-5445 Telephone	\$0	\$0	\$229	\$538	\$1,384
40-56-5446 Uniforms	\$0	\$0	\$0	\$855	\$1
40-56-5480 Contract Labor	\$0	\$0	\$18,000	\$0	\$0
40-56-5499 Laboratory Expenses	\$0	\$0	\$540	\$10,985	\$15,145
40-56-5500 Operator Fees	\$28,650	\$0	\$0	\$0	\$0
40-56-5630 Insurance and Bonds	\$0	\$0	\$16,045	\$0	\$0
40-56-5636 Equipment Repairs/Maintenance	-\$1,600	\$0	\$2,559	\$126,330	\$114,846
40-56-5637 Sewer Line Maintenance & Repairs	\$0	\$0	\$0	\$0	\$0
40-56-5645 Training & Travel	\$0	\$0	\$1,646	\$3,284	\$100
40-56-6010 Capital Outlay - Technology	\$0	\$0	\$0	\$0	\$0
40-56-6020 Capital Outlay - Equipment	\$9,150	\$0	\$0	\$19,893	\$170,000
40-56-6030 Capital Outlay - Vehicle	\$0	\$0	\$0	\$0	\$0
40-56-6040 Capital Outlay - Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0
40-56-6070 Capital Outlay - Improvements	\$0	\$0	\$0	\$0	\$0
40-56-6080 Capital Outlay - Building	\$0	\$0	\$0	\$0	\$0
Wastewater Subtotal	\$50,401	\$24,348	\$99,681	\$278,990	\$419,334
Non-Departmental					
40-95-8510 Transfer to General Fund	\$0	\$0	\$0	\$0	\$0
40-95-8590 Transfer Out - Debt Service Fund	\$0	\$0	\$0	\$0	\$0
40-95-8591 Transfer Out - Veh/Equip Replace Fund	\$0	\$0	\$0	\$0	\$0
Non-Departmental Subtotal	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES (w/ Depreciation)	\$915,335	\$602,338	\$939,096	\$1,251,982	\$955,086
TOTAL OPERATING EXPENSES (w/o Depreciation)	\$726,636	\$602,338	\$685,958	\$983,524	\$955,086



Table A-2: Projected Expenses, by Line Item

	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Administration										
40-10-5000 Salaries (Existing Plant)	\$256,941	\$264,649	\$272,588	\$280,766	\$289,189	\$297,865	\$306,801	\$316,005	\$325,485	\$335,250
Salaries and Benefits (MBR Plant)					\$198,000	\$198,000	\$297,000	\$297,000	\$297,000	\$297,000
40-10-5002 Overtime	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502	\$4,637	\$4,776	\$4,919	\$5,067	\$5,219
40-10-5003 Holiday Pay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5004 Taxes, Social Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5005 Retirement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5006 Longevity	\$120	\$124	\$128	\$132	\$136	\$140	\$144	\$148	\$152	\$157
40-10-5007 Part Time Wages	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5010 Taxes, Social Security	\$20,017	\$20,618	\$21,237	\$21,874	\$22,530	\$23,206	\$23,902	\$24,619	\$25,358	\$26,119
40-10-5012 TWC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5030 Health & Life Insurance	\$46,214	\$47,600	\$49,028	\$50,499	\$52,014	\$53,574	\$55,181	\$56,836	\$58,541	\$60,297
40-10-5031 Vision	\$541	\$557	\$574	\$591	\$609	\$627	\$646	\$665	\$685	\$706
40-10-5032 Life & LTD	\$1,129	\$1,163	\$1,198	\$1,234	\$1,271	\$1,309	\$1,348	\$1,388	\$1,430	\$1,473
40-10-5033 Dental	\$2,260	\$2,328	\$2,398	\$2,470	\$2,544	\$2,620	\$2,699	\$2,780	\$2,863	\$2,949
40-10-5034 Retirement	\$26,873	\$27,679	\$28,509	\$29,364	\$30,245	\$31,152	\$32,087	\$33,050	\$34,042	\$35,063
40-10-5035 Cell Phone Allowance	\$600	\$618	\$637	\$656	\$676	\$696	\$717	\$739	\$761	\$784
40-10-5038 Flex	\$241	\$248	\$255	\$263	\$271	\$279	\$287	\$296	\$305	\$314
40-10-5039 Flex Card - Health Ins	\$2,000	\$2,060	\$2,122	\$2,186	\$2,252	\$2,320	\$2,390	\$2,462	\$2,536	\$2,612
40-10-5040 Workers Compensation	\$5,694	\$5,865	\$6,041	\$6,222	\$6,409	\$6,601	\$6,799	\$7,003	\$7,213	\$7,429
40-10-5041 Pension Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5201 Contract Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5202 Mowing & Weed Control	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957
40-10-5220 Janitorial Supplies & Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5222 Postage	\$2,000	\$2,060	\$2,122	\$2,186	\$2,252	\$2,320	\$2,390	\$2,462	\$2,536	\$2,612
40-10-5225 Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-10-5230 Office Expense	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,160	\$1,195	\$1,231	\$1,268	\$1,306
40-10-5240 Minor Tools & Equipment	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
40-10-5300 Equipment Rental	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,797	\$5,971	\$6,150	\$6,335	\$6,525
40-10-5320 Bank/Convenience Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5370 Radio Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5380 Building Repair & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5418 Employment Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5432 Rental Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5440 Computer Maintenance/Support	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5441 Computer Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5445 Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5446 Uniforms	\$450	\$464	\$478	\$492	\$507	\$522	\$538	\$554	\$571	\$588
40-10-5458 Maintenance Agreements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5550 Radio Usage	\$2,000	\$2,060	\$2,122	\$2,186	\$2,252	\$2,320	\$2,390	\$2,462	\$2,536	\$2,612
40-10-5615 Credit Card Processing Fees	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911	\$14,328	\$14,758	\$15,201	\$15,657
40-10-5622 Dues & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5630 Insurance and Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5636 Equipment Repairs/Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5638 Vehicle Repairs/Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5645 Training & Travel	\$2,000	\$2,060	\$2,122	\$2,186	\$2,252	\$2,320	\$2,390	\$2,462	\$2,536	\$2,612
40-10-5650 Mileage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5655 Other Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5700 Vehicle/Equip Replacement Fees	\$60,000	\$61,800	\$63,654	\$65,564	\$67,531	\$69,557	\$71,644	\$73,793	\$76,007	\$78,287
40-10-5701 Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5742 Subsistence Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5800 Eng/Consulting/Planning Fees	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,797	\$5,971	\$6,150	\$6,335	\$6,525
40-10-8641 Transfer from	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Water and Wastewater Rate Study
City of Manvel, TX



	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-10-8700 Salary Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration Subtotal	\$467,580	\$481,608	\$496,059	\$510,942	\$724,273	\$740,062	\$855,326	\$872,076	\$889,331	\$907,101
Water										
40-54-5204 Chemicals	\$18,000	\$21,696	\$26,151	\$31,521	\$37,994	\$45,796	\$55,200	\$66,535	\$80,198	\$96,667
40-54-5210 Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5212 Safety Equipment/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5222 Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5225 Fuel	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,160	\$1,195	\$1,231	\$1,268	\$1,306
40-54-5240 Minor Tools & Equipment	\$3,000	\$3,090	\$3,183	\$3,278	\$3,376	\$3,477	\$3,581	\$3,688	\$3,799	\$3,913
40-54-5245 Fire Hydrants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5310 Meter Replacement Program	\$100,000	\$115,000	\$132,250	\$152,088	\$174,901	\$201,136	\$231,306	\$266,002	\$305,902	\$351,787
40-54-5312 Other Reimbursements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5325 Utility Billing Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5420 Electricity	\$25,000	\$25,750	\$26,523	\$27,319	\$28,139	\$28,983	\$29,852	\$30,748	\$31,670	\$32,620
40-54-5421 Electrical Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5435 Safety & Water Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5440 Computer Maintenance/Support	\$5,000	\$5,305	\$5,628	\$5,971	\$6,335	\$6,721	\$7,130	\$7,564	\$8,025	\$8,514
40-54-5441 Computer Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5445 Telephone	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,001	\$19,571
40-54-5446 Uniforms	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957
40-54-5498 Tap Connection Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5499 Laboratory Expenses	\$13,000	\$15,134	\$17,619	\$20,512	\$23,879	\$27,799	\$32,363	\$37,676	\$43,861	\$51,062
40-54-5622 Dues & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5630 Insurance and Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5636 Equipment Repairs/Maintenance	\$160,000	\$164,800	\$169,744	\$174,836	\$180,081	\$185,483	\$191,047	\$196,778	\$202,681	\$208,761
40-54-5638 Vehicle Repairs/Maintenance	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,165	\$7,380	\$7,601	\$7,829
40-54-5645 Training & Travel	\$2,000	\$2,060	\$2,122	\$2,186	\$2,252	\$2,320	\$2,390	\$2,462	\$2,536	\$2,612

Water and Wastewater Rate Study
City of Manvel, TX



	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-54-5655 Other Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5700 Vehicle/Equip Replacement Fees	\$9,000	\$9,270	\$9,548	\$9,834	\$10,129	\$10,433	\$10,746	\$11,068	\$11,400	\$11,742
40-54-5729 Permits & Assessments	\$4,500	\$4,875	\$5,281	\$5,721	\$6,198	\$6,715	\$7,275	\$7,882	\$8,539	\$9,251
40-54-5730 Legal Notices	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5742 Subsidence Fees	\$2,000	\$2,284	\$2,609	\$2,980	\$3,403	\$3,886	\$4,438	\$5,069	\$5,789	\$6,611
40-54-5746 Water Sample Inspection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5800 Eng/Consulting/Planning Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-6010 Capital Outlay - Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-6020 Capital Outlay - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-6030 Capital Outlay - Vehicle	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-6040 Capital Outlay - Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-6070 Capital Outlay - Improvements	\$0	\$182,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-6203 Capital Outlay - Capitalize Taps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-7025 WWTP to - Blowers/auto Dialer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-8410 Depreciation Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-8700 Salary Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Subtotal	\$365,000	\$575,619	\$425,589	\$461,925	\$503,137	\$549,993	\$603,390	\$664,376	\$734,170	\$814,203
Wastewater										
40-56-5203 Sludge Hauling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5204 Chemicals (Existing Plant)	\$12,500	\$15,071	\$18,171	\$21,909	\$26,416	\$31,850	\$38,402			
40-56-5204 Chemicals (MBR Plant)					\$29,034	\$36,034	\$36,034	\$53,068	\$55,068	\$57,068
40-56-5210 Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5212 Safety Equipment/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5225 Fuel	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502	\$4,637	\$4,776	\$4,919	\$5,067	\$5,219
40-56-5240 Minor Tools & Equipment	\$7,500	\$7,725	\$7,957	\$8,196	\$8,442	\$8,695	\$8,956	\$9,225	\$9,502	\$9,787
40-56-5312 Other Reimbursements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5325 Utility Billing Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Water and Wastewater Rate Study
City of Manvel, TX



	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-56-5419 Sludge Hauling (Existing Plant)	\$50,000	\$57,500	\$66,125	\$76,044	\$87,451	\$100,569	\$115,654			
40-56-5419 Sludge Hauling (MBR Plant)					\$71,106	\$88,882	\$88,882	\$128,848	\$136,845	\$143,954
40-56-5420 Electricity (Existing Plant)	\$35,000	\$40,250	\$46,288	\$53,231	\$61,216	\$70,398	\$80,958			
40-56-5420 Electricity (MBR Plant)					\$166,280	\$191,700	\$191,700	\$236,170	\$246,484	\$255,652
40-56-5421 Electrical Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5432 Rental Equipment	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,001	\$19,571
40-56-5445 Telephone	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,160	\$1,195	\$1,231	\$1,268	\$1,306
40-56-5446 Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5480 Contract Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5499 Laboratory Expenses	\$20,000	\$23,000	\$26,450	\$30,418	\$34,981	\$40,228	\$46,262	\$53,201	\$61,181	\$70,358
40-56-5500 Operator Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5630 Insurance and Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5636 Equipment Repairs/Maintenance (Existing Plant)	\$125,000	\$128,750	\$132,613	\$136,591	\$140,689	\$144,910	\$149,257			
40-56-5636 Equipment Repairs/Maintenance (MBR Plant)					\$164,125	\$164,125	\$164,125	\$268,519	\$268,519	\$268,519
40-56-5637 Sewer Line Maintenance & Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5645 Training & Travel	\$2,000	\$2,060	\$2,122	\$2,186	\$2,252	\$2,320	\$2,390	\$2,462	\$2,536	\$2,612
40-56-6010 Capital Outlay - Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-6020 Capital Outlay - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-6030 Capital Outlay - Vehicle	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-6040 Capital Outlay - Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-6070 Capital Outlay - Improvements	\$0	\$1,933,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-6080 Capital Outlay - Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wastewater Subtotal	\$272,000	\$2,227,956	\$320,945	\$350,430	\$814,503	\$902,897	\$946,502	\$776,091	\$805,471	\$834,046
Non-Departmental										
40-95-8510 Transfer to General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-95-8590 Transfer Out - Debt Service Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-95-8591 Transfer Out - Veh/Equip Replace Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Departmental Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES	\$1,104,580	\$3,285,183	\$1,242,593	\$1,323,297	\$2,041,913	\$2,192,952	\$2,405,218	\$2,312,543	\$2,428,972	\$2,555,350
Future Debt Service										
FY2022 Series \$0.0M (Rate Portion)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FY2023 Series \$32.2M (Rate Portion)	\$0	\$0	\$1,003,686	\$1,003,686	\$1,003,686	\$1,003,686	\$1,003,686	\$1,003,686	\$1,003,686	\$1,003,686
FY2024 Series \$11.7M (Rate Portion)	\$0	\$0	\$0	\$448,652	\$448,652	\$448,652	\$448,652	\$448,652	\$448,652	\$448,652
FY2025 Series \$8.1M (Rate Portion)	\$0	\$0	\$0	\$0	\$337,802	\$337,802	\$337,802	\$337,802	\$337,802	\$337,802
FY2026 Series \$6.0M (Rate Portion)	\$0	\$0	\$0	\$0	\$0	\$239,031	\$239,031	\$239,031	\$239,031	\$239,031
FY2027 Series \$16.8M (Rate Portion)	\$0	\$0	\$0	\$0	\$0	\$0	\$700,508	\$700,508	\$700,508	\$700,508
FY2028 Series \$0.1M (Rate Portion)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,332	\$4,332	\$4,332
FY2029 Series \$2.7M (Rate Portion)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,252	\$121,252
FY2030 Series \$13.9M (Rate Portion)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$645,037
Future Debt Service Subtotal	\$0	\$0	\$1,003,686	\$1,452,338	\$1,790,140	\$2,029,171	\$2,729,679	\$2,734,011	\$2,855,263	\$3,500,300
TOTAL EXPENSES	\$1,104,580	\$3,285,183	\$2,246,279	\$2,775,635	\$3,832,053	\$4,222,123	\$5,134,897	\$5,046,554	\$5,284,235	\$6,055,650

Table A-3: Rate Portion of Future Debt Issuances (2021 Dollars)

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Water	\$0	\$6,665,394	\$8,294,028	\$3,878,550	\$2,843,352	\$0	\$106,182	\$2,744,004	\$13,921,980
Wastewater	\$0	\$26,262,042	\$3,679,344	\$4,433,124	\$3,257,472	\$17,162,826	\$0	\$0	\$283,254
TOTAL	\$0	\$32,917,436	\$11,973,372	\$8,311,674	\$6,100,824	\$17,162,826	\$106,182	\$2,744,004	\$14,205,234

Water and Wastewater Rate Study
City of Manvel, TX



Table A-4: Pro Forma Statement for Combined Utility

Combined Utility												
Line	Description	Fiscal Year Ending September 30										
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
1	Beginning Operating Cash Balance	\$ -	\$ -	\$ 0	\$ 104,415	\$ 417,103	\$ 271,402	\$ 374,074	\$ 150,062	\$ 431,682	\$ 906,989	
2	Retail Rate Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
3	Base Charges	\$ 1,259,801	\$ 1,406,124	\$ 1,620,561	\$ 1,835,143	\$ 2,109,284	\$ 2,266,238	\$ 2,375,740	\$ 2,484,008	\$ 2,593,939		
4	Volume Charges	\$ 378,005	\$ 421,574	\$ 485,603	\$ 549,712	\$ 631,722	\$ 677,407	\$ 710,133	\$ 742,576	\$ 775,538		
5	Total Retail Rate Revenue	\$ 1,637,806	\$ 1,827,698	\$ 2,106,164	\$ 2,384,855	\$ 2,741,006	\$ 2,943,645	\$ 3,085,873	\$ 3,226,584	\$ 3,369,477		
6	Base Charge Revenue Increase Needed		0.0%	13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%	
7	Volumetric Charge Revenue Increase Needed		0.0%	30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%	
8	Overall Increase Needed		0.0%	17.3%	18.1%	8.0%	3.2%	9.1%	5.9%	5.9%	12.9%	
9	Additional Retail Rate Revenue											
10	Year 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11	Year 2	\$ -	\$ 315,592	\$ 363,796	\$ 412,024	\$ 473,722	\$ 508,472	\$ 532,885	\$ 557,018	\$ 581,501		
12	Year 3	\$ -	\$ -	\$ 380,218	\$ 430,559	\$ 494,926	\$ 531,333	\$ 556,936	\$ 582,263	\$ 607,972		
13	Year 4	\$ -	\$ -	\$ -	\$ 189,989	\$ 218,414	\$ 234,455	\$ 245,733	\$ 256,886	\$ 268,205		
14	Year 5	\$ -	\$ -	\$ -	\$ -	\$ 88,427	\$ 94,920	\$ 99,476	\$ 103,978	\$ 108,545		
15	Year 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 267,826	\$ 280,674	\$ 293,369	\$ 306,246		
16	Year 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,649	\$ 188,960	\$ 197,412		
17	Year 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,960	\$ 197,412		
18	Year 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433,600		
19	Total Additional Retail Rate Revenue	\$ -	\$ 315,592	\$ 744,014	\$ 1,032,572	\$ 1,275,489	\$ 1,637,006	\$ 1,896,353	\$ 2,171,435	\$ 2,700,894		
20	Other Operating Revenue	\$ 181,485	\$ 202,404	\$ 233,145	\$ 263,926	\$ 303,300	\$ 325,234	\$ 340,947	\$ 356,523	\$ 372,348		
21	Non-Operating Revenue	\$ 1,465,892	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000		
22	Impact Fees (50% Max Allowable)	\$ 1,665,913	\$ 2,732,097	\$ 4,007,710	\$ 4,007,710	\$ 4,864,465	\$ 4,864,465	\$ 2,484,590	\$ 2,475,070	\$ 2,484,590		
23	TOTAL REVENUE	\$ 4,951,096	\$ 5,082,790	\$ 7,096,032	\$ 7,694,062	\$ 9,189,259	\$ 9,775,350	\$ 7,812,763	\$ 8,234,612	\$ 8,932,309		
24	O&M Expenses											
25	Administrative	\$ 481,608	\$ 496,059	\$ 510,942	\$ 724,273	\$ 740,062	\$ 855,326	\$ 872,076	\$ 889,331	\$ 907,101		
26	Operational	\$ 2,803,575	\$ 746,534	\$ 812,355	\$ 1,317,640	\$ 1,452,890	\$ 1,549,892	\$ 1,440,467	\$ 1,539,641	\$ 1,648,249		
27	Non-Departmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
28	Total O&M Expenses	\$ 3,285,183	\$ 1,242,593	\$ 1,323,297	\$ 2,041,913	\$ 2,192,952	\$ 2,405,218	\$ 2,312,543	\$ 2,428,972	\$ 2,555,350		
29	Net Revenue	\$ 1,665,913	\$ 3,840,197	\$ 5,772,735	\$ 5,652,149	\$ 6,996,307	\$ 7,370,132	\$ 5,500,220	\$ 5,805,640	\$ 6,376,959		
30	Debt Service (Existing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
31	Debt Service (Future - Total Issuance)	\$ -	\$ 1,679,933	\$ 2,290,805	\$ 2,714,861	\$ 3,026,121	\$ 3,901,756	\$ 3,907,173	\$ 4,047,170	\$ 4,771,910		
32	Debt Service (Future - Rate Portion of Total Issuance)	\$ -	\$ 1,003,686	\$ 1,452,338	\$ 1,790,140	\$ 2,029,171	\$ 2,729,679	\$ 2,734,011	\$ 2,855,263	\$ 3,500,300		
33	Total Debt Service - Rate Portion	\$ -	\$ 1,003,686	\$ 1,452,338	\$ 1,790,140	\$ 2,029,171	\$ 2,729,679	\$ 2,734,011	\$ 2,855,263	\$ 3,500,300		
34	Debt Service Coverage											
35	Required		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	
36	Achieved	✗	0.00	2.29	2.52	2.08	2.31	1.89	1.41	1.43	1.34	
37	Annual Cash Surplus (Deficiency)	\$ 1,665,913	\$ 2,160,264	\$ 3,481,930	\$ 2,937,288	\$ 3,970,186	\$ 3,468,376	\$ 1,593,047	\$ 1,758,470	\$ 1,605,049		
38	Annual Cash Surplus (Deficiency) Exclusive of Impact Fee Revenue & Expenses	\$ 0	\$ 104,415	\$ 312,687	\$ (145,700)	\$ 102,671	\$ (224,012)	\$ 281,620	\$ 475,307	\$ 392,069		
39	Fund Balance to Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
40	Ending Operating Cash Balance	\$ 0	\$ 104,415	\$ 417,103	\$ 271,402	\$ 374,074	\$ 150,062	\$ 431,682	\$ 906,989	\$ 1,299,058		

Water and Wastewater Rate Study
City of Manvel, TX



Table A-5: Pro Forma Statement for Wastewater Utility

Wastewater Utility											
Line	Description	Fiscal Year Ending September 30									
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	Beginning Operating Cash Balance	\$ -	\$ -	\$ (108,364)	\$ (101,518)	\$ 210,259	\$ 162,630	\$ 310,417	\$ 114,885	\$ 227,698	\$ 447,064
2	Retail Rate Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Base Charges	\$ 677,580	\$ 756,480	\$ 872,460	\$ 988,440	\$ 1,136,820	\$ 1,221,000	\$ 1,279,380	\$ 1,336,980	\$ 1,395,360	\$ 1,395,360
4	Volume Charges	\$ 189,003	\$ 210,787	\$ 242,801	\$ 274,856	\$ 315,861	\$ 338,704	\$ 355,067	\$ 371,288	\$ 387,769	\$ 387,769
5	Total Retail Rate Revenue	\$ 866,583	\$ 967,267	\$ 1,115,261	\$ 1,263,296	\$ 1,452,681	\$ 1,559,704	\$ 1,634,447	\$ 1,708,268	\$ 1,783,129	\$ 1,783,129
6	Base Charge Revenue Increase Needed		0.0%	25.0%	20.0%	10.0%	5.0%	15.0%	0.0%	0.0%	0.0%
7	Volumetric Charge Revenue Increase Needed		0.0%	60.0%	40.0%	20.0%	10.0%	25.0%	0.0%	0.0%	0.0%
8	Overall Increase Needed		0.0%	32.6%	24.4%	12.2%	6.1%	17.2%	0.0%	0.0%	0.0%
9	Additional Retail Rate Revenue										
10	Year 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Year 2	\$ -	\$ 315,592	\$ 363,796	\$ 412,024	\$ 473,722	\$ 508,472	\$ 532,885	\$ 557,018	\$ 581,501	\$ 581,501
12	Year 3	\$ -	\$ -	\$ 271,613	\$ 307,630	\$ 353,708	\$ 379,681	\$ 397,903	\$ 415,911	\$ 434,180	\$ 434,180
13	Year 4	\$ -	\$ -	\$ -	\$ 153,815	\$ 176,854	\$ 189,841	\$ 198,951	\$ 207,956	\$ 217,090	\$ 217,090
14	Year 5	\$ -	\$ -	\$ -	\$ -	\$ 88,427	\$ 94,920	\$ 99,476	\$ 103,978	\$ 108,545	\$ 108,545
15	Year 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 267,826	\$ 280,674	\$ 293,369	\$ 306,246	\$ 306,246
16	Year 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Year 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	Year 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	Total Additional Retail Rate Revenue	\$ -	\$ 315,592	\$ 635,408	\$ 873,469	\$ 1,092,711	\$ 1,440,741	\$ 1,509,888	\$ 1,578,232	\$ 1,647,562	\$ 1,647,562
20	Other Operating Revenue	\$ 27,921	\$ 31,140	\$ 35,869	\$ 40,605	\$ 46,663	\$ 50,037	\$ 52,455	\$ 54,851	\$ 57,285	\$ 57,285
21	Non-Operating Revenue	\$ 1,465,892	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
22	Impact Fees (50% Max Allowable)	\$ 1,244,338	\$ 2,040,714	\$ 2,993,521	\$ 2,993,521	\$ 3,633,466	\$ 3,633,466	\$ 1,855,841	\$ 1,848,730	\$ 1,855,841	\$ 1,855,841
23	TOTAL REVENUE	\$ 3,604,733	\$ 3,357,212	\$ 4,782,559	\$ 5,173,390	\$ 6,228,020	\$ 6,686,447	\$ 5,055,130	\$ 5,192,580	\$ 5,346,317	\$ 5,346,317
24	O&M Expenses										
25	Administrative	\$ 240,804	\$ 248,030	\$ 255,471	\$ 362,137	\$ 370,031	\$ 427,663	\$ 436,038	\$ 444,666	\$ 453,551	\$ 453,551
26	Operational	\$ 2,227,956	\$ 320,945	\$ 350,430	\$ 814,503	\$ 902,897	\$ 946,502	\$ 776,091	\$ 805,471	\$ 834,046	\$ 834,046
27	Non-Departmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	Total O&M Expenses	\$ 2,468,760	\$ 568,975	\$ 605,901	\$ 1,176,639	\$ 1,272,928	\$ 1,374,165	\$ 1,212,129	\$ 1,250,136	\$ 1,287,596	\$ 1,287,596
29	Net Revenue	\$ 1,135,973	\$ 2,788,238	\$ 4,176,658	\$ 3,996,751	\$ 4,955,092	\$ 5,312,282	\$ 3,843,001	\$ 3,942,444	\$ 4,058,720	\$ 4,058,720
30	Debt Service (Existing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31	Debt Service (Future - Total Issuance)	\$ -	\$ 1,339,870	\$ 1,527,587	\$ 1,753,762	\$ 1,919,956	\$ 2,795,591	\$ 2,795,591	\$ 2,795,591	\$ 2,810,042	\$ 2,810,042
32	Debt Service (Future - Rate Portion of Total Issuance)	\$ -	\$ 740,678	\$ 871,360	\$ 1,050,860	\$ 1,173,840	\$ 1,874,348	\$ 1,874,348	\$ 1,874,348	\$ 1,886,994	\$ 1,886,994
33	Total Debt Service - Rate Portion	\$ -	\$ 740,678	\$ 871,360	\$ 1,050,860	\$ 1,173,840	\$ 1,874,348	\$ 1,874,348	\$ 1,874,348	\$ 1,886,994	\$ 1,886,994
34	Debt Service Coverage										
35	Required		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
36	Achieved	✗	0.00	2.08	2.73	2.28	2.58	1.90	1.37	1.41	1.44
37	Annual Cash Surplus (Deficiency)	\$ 1,135,973	\$ 1,448,368	\$ 2,649,071	\$ 2,242,989	\$ 3,035,136	\$ 2,516,691	\$ 1,047,410	\$ 1,146,853	\$ 1,248,678	\$ 1,248,678
38	Annual Cash Surplus (Deficiency) Exclusive of Impact Fee Revenue & Expenses	\$ (108,364)	\$ 6,846	\$ 311,778	\$ (47,629)	\$ 147,786	\$ (195,532)	\$ 112,813	\$ 219,366	\$ 315,886	\$ 315,886
39	Fund Balance to Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40	Ending Operating Cash Balance	\$ (108,364)	\$ (101,518)	\$ 210,259	\$ 162,630	\$ 310,417	\$ 114,885	\$ 227,698	\$ 447,064	\$ 762,949	\$ 762,949

Water and Wastewater Rate Study
City of Manvel, TX



Table A-6: Pro Forma Statement for Water Utility

Water Utility											
Line	Description	Fiscal Year Ending September 30									
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	Beginning Operating Cash Balance	\$ -	\$ -	\$ 108,365	\$ 205,933	\$ 206,843	\$ 108,772	\$ 63,657	\$ 35,177	\$ 203,984	\$ 459,925
2	Retail Rate Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Base Charges	\$ 582,221	\$ 649,644	\$ 748,101	\$ 846,703	\$ 972,464	\$ 1,045,238	\$ 1,096,360	\$ 1,147,028	\$ 1,198,579	\$ 1,198,579
4	Volume Charges	\$ 189,003	\$ 210,787	\$ 242,801	\$ 274,856	\$ 315,861	\$ 338,704	\$ 355,067	\$ 371,288	\$ 387,769	\$ 387,769
5	Total Retail Rate Revenue	\$ 771,224	\$ 860,431	\$ 990,902	\$ 1,121,559	\$ 1,288,325	\$ 1,383,942	\$ 1,451,427	\$ 1,518,316	\$ 1,586,348	\$ 1,586,348
6	Base Charge Revenue Increase Needed		0.0%	0.0%	9.0%	2.0%	0.0%	0.0%	10.0%	10.0%	20.0%
7	Volumetric Charge Revenue Increase Needed		0.0%	0.0%	17.0%	7.0%	0.0%	0.0%	20.0%	20.0%	50.0%
8	Overall Increase Needed		0.0%	0.0%	11.0%	3.2%	0.0%	0.0%	12.4%	12.4%	27.3%
9	Additional Retail Rate Revenue										
10	Year 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Year 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Year 3	\$ -	\$ -	\$ 108,605	\$ 122,929	\$ 141,218	\$ 151,651	\$ 159,034	\$ 166,351	\$ 173,793	\$ 173,793
13	Year 4	\$ -	\$ -	\$ -	\$ 36,174	\$ 41,560	\$ 44,614	\$ 46,782	\$ 48,931	\$ 51,115	\$ 51,115
14	Year 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	Year 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	Year 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,649	\$ 188,960	\$ 197,412	\$ 197,412
17	Year 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,960	\$ 197,412	\$ 197,412
18	Year 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433,600	\$ 433,600
19	Total Additional Retail Rate Revenue	\$ -	\$ -	\$ 108,605	\$ 159,103	\$ 182,778	\$ 196,265	\$ 386,465	\$ 593,203	\$ 1,053,332	\$ 1,053,332
20	Other Operating Revenue	\$ 153,564	\$ 171,265	\$ 197,276	\$ 223,321	\$ 256,638	\$ 275,197	\$ 288,493	\$ 301,673	\$ 315,063	\$ 315,063
21	Non-Operating Revenue	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
22	Impact Fees (50% Max Allowable)	\$ 421,575	\$ 691,383	\$ 1,014,189	\$ 1,014,189	\$ 1,230,999	\$ 1,230,999	\$ 628,749	\$ 626,340	\$ 628,749	\$ 628,749
23	TOTAL REVENUE	\$ 1,346,363	\$ 1,725,578	\$ 2,313,473	\$ 2,520,672	\$ 2,961,239	\$ 3,088,903	\$ 2,757,633	\$ 3,042,032	\$ 3,585,992	\$ 3,585,992
24	O&M Expenses										
25	Administrative	\$ 240,804	\$ 248,030	\$ 255,471	\$ 362,137	\$ 370,031	\$ 427,663	\$ 436,038	\$ 444,666	\$ 453,551	\$ 453,551
26	Operational	\$ 575,619	\$ 425,589	\$ 461,925	\$ 503,137	\$ 549,993	\$ 603,390	\$ 664,376	\$ 734,170	\$ 814,203	\$ 814,203
27	Non-Departmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	Total O&M Expenses	\$ 816,423	\$ 673,619	\$ 717,396	\$ 865,274	\$ 920,024	\$ 1,031,053	\$ 1,100,414	\$ 1,178,836	\$ 1,267,754	\$ 1,267,754
29	Net Revenue	\$ 529,940	\$ 1,051,960	\$ 1,596,077	\$ 1,655,398	\$ 2,041,215	\$ 2,057,850	\$ 1,657,219	\$ 1,863,196	\$ 2,318,239	\$ 2,318,239
30	Debt Service (Existing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31	Debt Service (Future - Total Issuance)	\$ -	\$ 340,063	\$ 763,218	\$ 961,099	\$ 1,106,165	\$ 1,106,165	\$ 1,111,582	\$ 1,251,579	\$ 1,961,868	\$ 1,961,868
32	Debt Service (Future - Rate Portion of Total Issuance)	\$ -	\$ 263,008	\$ 580,978	\$ 739,280	\$ 855,331	\$ 855,331	\$ 859,663	\$ 980,915	\$ 1,613,306	\$ 1,613,306
33	Total Debt Service - Rate Portion	\$ -	\$ 263,008	\$ 580,978	\$ 739,280	\$ 855,331	\$ 855,331	\$ 859,663	\$ 980,915	\$ 1,613,306	\$ 1,613,306
34	Debt Service Coverage										
35	Required		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
36	Achieved	✗	0.00	3.09	2.09	1.72	1.85	1.86	1.49	1.49	1.18
37	Annual Cash Surplus (Deficiency)	\$ 529,940	\$ 711,897	\$ 832,859	\$ 694,299	\$ 935,050	\$ 951,685	\$ 545,637	\$ 611,617	\$ 356,371	\$ 356,371
38	Annual Cash Surplus (Deficiency) Exclusive of Impact Fee Revenue & Expenses	\$ 108,365	\$ 97,569	\$ 910	\$ (98,071)	\$ (45,115)	\$ (28,480)	\$ 168,807	\$ 255,941	\$ 76,184	\$ 76,184
39	Fund Balance to Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40	Ending Operating Cash Balance	\$ 108,365	\$ 205,933	\$ 206,843	\$ 108,772	\$ 63,657	\$ 35,177	\$ 203,984	\$ 459,925	\$ 536,109	\$ 536,109



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: November 18, 2024

TOPIC: A request by Garrett Nondorf, with permission from the Del Bello Lakes Subdivision owner/developer, to amend Ordinance No. 2020-O-14 which pertains to zoning and development related provisions and requirements for Del Bello Lakes Planned Unit Development (PUD) to authorize NAICS use code 4411 "Motor Vehicle Dealer" for the commercial property generally located at the southeast corner of Highway 288 and Del Bello Boulevard.

BACKGROUND: Ordinance No. 2017-O-45 created the Del Bello Lakes Planned Unit Development District (PUD). This Planned Unit Development was previously amended twice to include (1) temporary signage allowance for the residential development (Ordinance No. 2020-O-2) and (2) specific signage regulations for the Keating Toyota site. The applicant is requesting a PUD amendment to allow a second Motor Vehicle Dealership use within the 30-acre commercial tract on the south side of Del Bello Road. The PUD allowance for Motor Vehicle Dealership uses is limited to the tract on the north of Del Bello Road, which allowed the existing Toyota dealership.

This request was submitted in August 2024. The applicant has provided with a concept site plan for the that entire 30-acre tract with approximate 16-acre car dealership along the SH 288 frontage and other retail uses on the remaining 14-acre tract. According to this conceptual plan the car dealership includes two roughly 30,000 square-foot buildings, and an associated car wash for the dealership. The site plan also depicts five pad sites for restaurants with drive-throughs along Del Bello Road and other commercial uses, and an interior parcel on the remaining acreage.

The applicant has indicated that the tract is more suited for a car dealership and that they have not received much interest from other commercial businesses such as restaurants and offices. They have also indicated that they have two potential buyers interested in developing a car dealership at this location. They have argued that if the PUD amendment is not approved, the tract shall remain vacant or a long time. The applicant has also stated that the amount of sales tax provided to the City of Manvel would be limited as the state of Texas dictates the portions of sales tax that go to cities. In general, sales tax is provided for part sales and services at the dealerships.

A public hearing for this request was held by the Planning, Development, and Zoning Commission (PD&Z) on August 26, 2024 and one was held by the City Council on September 3, 2024. Following these public hearings, the applicant has reached out the staff and confirmed that the requested allowance for the car dealership only applies to 16 acres out of the 30-acre commercial tract as shown in the proposed concept site

plan. The applicant is also proposing certain design features such as landscaping buffer, masonry wall, and outdoor lighting measures to address public comments and concerns.

POINTS TO CONSIDER:

- Del Bello Lakes Planned Unit Development is predominantly residential with very limited commercial acreage allocation. An approximate 81% of the acreage is allocated for residential lots, associated infrastructure and amenities. The commercial acreage is limited to roughly 19% of the total acreage (approximately 50 acres).
- Out of the total 50 acres allocated for commercial, 16.97 acres used by the existing car dealership, which is an approximate 35.94% of the total commercial allowance (Table 1 below).
- Approval of this proposed amendment to allow a car dealership on 16 acres will result in a total of 33.97 acres (including the existing Toyota dealership) dedicated for motor vehicle sales use. This constitutes approximately 67.94% of the commercial allocation and will result in reduced variety of other retail uses. The PUD was created with an expectation that the only one car dealership will be allowed, and that the remaining commercial acreage would include other retail sales and service uses needed to serve the residents.
- Due to the location of the subject site along a major thoroughfare, the proposed amendment is not anticipated to create any traffic related concerns.
- The detention capacity for the subject site was considered in the overall drainage plan and calculation for Del Bello Lakes development. Therefore, an on-site detention will not be required.



Table 1: Del Bello PUD - Analysis of Commercial Acreage

Use	Acres	Percentage
Existing Motor Vehicle Dealership.	17.97	35.94%
Proposed Motor Vehicle Dealership	16	32.00%
Remaining Commercial*	16.03	32.06%

PUBLIC HEARING COMMENTS FROM THE AUGUST 26, 2024, PD&Z MEETING:

During the public hearing held at the August 26, 2024 PD&Z meeting, 14 members of the public spoke regarding this PUD amendment; 12 members were against the requested PUD amendment and two members were not opposed to the request. Following is a summary of the comments from the members of the public.

Concerns mentioned during the PD&Z public hearing:

1. Lighting: The members of the public were concerned with the lighting at the proposed dealership. Several suggestions included a lower color temperature to be less bright for the existing dealership. Another suggestion was stating the hours for dealership lighting and after-hours lighting.
2. Traffic: There were several concerns regarding test drives within the adjacent neighborhoods, and car haulers driving down roads causing damage (Iowa Lane

for example). Some members spoke about not wanting more traffic on Del Bello Boulevard and other roads. There was also a concern of safety of those on speeding test drives or not paying attention through neighborhoods where children and pets are located.

3. Drainage: There were concerns regarding the required detention for this proposed development, and that development of this could cause drainage/flooding issues.
Note: Based on the detention calculation in the Detention and Drainage Facilities Plan for the Del Bello Lakes Development, the provided detention has sufficient capacity to accommodate the subject site.
4. Noise: There was a complaint regarding the noise that the dealership produces, including using the alarms to find vehicles on the lot.
5. Property values: There were concerns that having another dealership could reduce the values for homes in the area.
6. Community benefit: There were suggestions that any development should benefit the community, such as commercial uses including restaurants or family friendly businesses such as a YMCA. Several members spoke that the dealership would provide less benefit for the new car dealership being added for this area.

Comments for those neutral for proposed PUD amendment:

1. "With the car dealership, at least we know what we are getting, and that they will be closed on Sunday." A strip center could have later hours and they believe that traffic will be reduced when 288 construction is complete. They suggested having a lower color temperature for lighting.
2. Prefer to have one owner instead of a strip center with restaurants, dry cleaners, could be much worse. They were for the dealership, but recommended having hours tied to the lighting, and some concern with traffic on Del Bello.
3. Neutral, they feel something could be done with the lighting plans to address concerns.

PUBLIC HEARING COMMENTS FROM SEPTEMBER 3, 2024, COUNCIL MEETING:

During the public hearing held at the August 26, 2024 PD&Z meeting, 6 members of the public spoke regarding the requested PUD amendment. Following is a summary of the comments from the members of the public.

1. Noise: Concerns were mentioned regarding the noise of another dealership, especially in the late night.
2. Health: Concerned with the health effects of operations of a new dealership and required tanks.
3. Traffic: Concerns with more traffic in neighborhoods and stop signs being ran,

worried about children and pets' safety.

4. Clarification question: Provide more information to residents to get a meeting consensus prior to meeting. Clarification on NAICS Code 4410 and uses for the property.
5. Landscape buffer: Recommend including a landscape buffer with trees to buffer residents, if approved.

SEPTEMBER 23, 2024, PD&Z MEETING:

The requested PUD amendment was included on the September 23, 2024 agenda as a workshop item as well as an action item. The applicant, due to an urgent family event, requested to reschedule their item, therefore, no action was taken. However, the item was discussed as a workshop item so that the Commission had an opportunity to refresh their memory and ask questions. However, since the applicant had not provided any update and were not able to attend the meeting, the discussion was limited to the original request.

October 15, 2024, PD&Z meeting:

The applicant presented the requested PUD Amendment and clarified that the revision specifies the allowance for motor vehicle sales use, limited to 16 acres as indicated in the concept plan.

KEY CONCERNS AND RESPONSES PROVIDED BY THE APPLICANT:

- Drainage
The applicant mentioned that Mr.  Rusk from LJA Engineering confirmed that the detention provided for the Del Bello Lakes Development has sufficient capacity to accommodate the subject site. Therefore, no additional detention is required for the commercial development.
- Noise Mitigation:
The property owner has agreed to construct a 6-foot composite wood wall along the boundary between the 16-acre commercial area and the residential properties to reduce noise. The existing residential backyard fence will remain in place.
- Foliage:
Trees will be planted at 30-foot intervals along the boundary of the 16-acre site. A mix of evergreen tree species will be used, and a 25-foot landscape setback will be provided to further buffer the residential areas from the commercial use.
- Lighting:
All lighting will comply with Manvel's new lighting standards and will meet or exceed the mitigation strategies used at the car dealership north of Del Bello Blvd. A photometric plan is currently being prepared to ensure compliance.

STAFF RECOMMENDATION: Staff does not recommend approval of Ordinance No. 2024-O-35 as the proposed amendments to the Del Bello Planned Unit Development (PUD) as the proposed land uses do not provide for sufficient variation in commercial designated areas within this development.

Recommended Conditions if the PD&Z is considering Approval:

Per the request of the applicant, staff recommends tabling of this request to allow the applicant to address concerns, including the following previous conditions:

1. Motor Vehicle Sales use on the southside of del bello road shall be limited to 16 acres of land as shown in the proposed concept plan.
2. Only motor vehicle sales use which primarily sells new cars shall be permitted.
3. A minimum 25-foot landscaping buffer shall be provided between the car dealership and abutting residential lots with a minimum of one tree planted every twenty feet.
4. A minimum 6-foot-tall masonry fence shall be installed within the landscape buffer.
5. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.
6. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally.

PD&Z RECOMMENDATION: On October 15, 2024, the Planning, Development, and Zoning (PD&Z) Commission recommended the following additional conditions to the staff conditions:



1. Engineered 8ft masonry wall requirement instead of 6ft,
2. Change staff recommendation number 3 to a minimum of 45 feet instead of 25 feet with one tree every 20 feet,
3. Add dimmable to staff recommendation number 6,
4. The dealership must accommodate any vehicle transport deliveries on property.

A motion to recommend approval of Ordinance No. 2024-O-35 to the City Council failed with a vote of one (1) "Yeas" to five (5) "Nays" at their October 15, 2024, meeting. Therefore, the Planning, Development, and Zoning commission is not recommending approval of Ordinance No. 2024-O-35 that pertains to the requested Del Bello Lakes PUD amendment.

OCTOBER 21, 2024, CITY COUNCIL MEETING:

The applicant requested to postpone their item to allow more time to adjust the proposed plan based on feedback from the October 15, 2024, PD&Z meeting and discussions with a few residents that followed.

Therefore, City Council made a motion to postpone it to November 18th, 2024 with a vote of six (6) "Yeas" to zero (0) "Nays".

Please note: As of the time of writing this datasheet, staff has not received any further revisions or additions from the applicant regarding the proposed request.

ATTACHMENTS Ordinance No. 2024-O-35, Application packet.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Ellie Roohbakhsh

FINANCE DIRECTOR APPROVAL _____
CITY MANAGER APPROVAL _____



**DEVELOPMENT SERVICES DEPARTMENT**

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

REZONING APPLICATION**PROJECT INFORMATION**

Project Name: PID 173460
Project Location/Address: SE Corner of Hwy 288 + Del Bello Blvd
Legal Description: _____
Current Zoning: Light Commercial Proposed Zoning: Light Comm. w/ Car Dealership Allowed
Parcel/Tax ID# (s): 173460 Total Acreage: 30.36 Proposed Land Use: Car Dealership

APPLICANT INFORMATION

Applicant Name: Garrett Nandorf
Company Name: 288 Associates LP
Address: One Greenway Plaza, Ste 750 City: Houston State: TX Zip: 77046
Phone #: 713-623-6000 Email: G.Nandorf@FlagshipCo.com

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

[Signature] 6/14/2024
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: 288 Associates, LP
Address: One Greenway Plaza, Ste 750 City: Houston TX State: TX Zip: 77046
Phone #: 713-623-6000 Email: D.Manchberg@Flagshipco.com

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

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

[Signature] 6/14/2024
Owner's Signature (REQUIRED) Date



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6

MANVEL, TX 77578

P: 281-489-0630

F: 281-489-0634

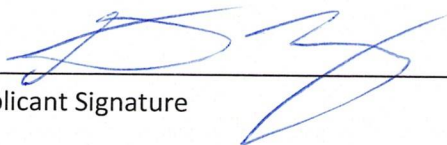
SUBMITTAL CHECKLIST

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

REZONING SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Rezoning Application (with all signatures)	✓
One (1) Legal Description of Property (metes & bounds description if not platted)	✓
One (1) Copy of Recorded Plat (if platted)	N/A
One (1) Applicant Letter of Request	✓
Traffic Impact Analysis, if applicable	
Paid Application Fee	✓

APPLICANT CERTIFICATION

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


Applicant Signature

6/14/2024
Date



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

288 Associates, LP
Owner Name

One Greenway Plaza, Ste 750
Owner Address

Houston, TX 77046
Owner City, State Zip

6/14/2024
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, 288 Associates, LP, certify that I am the owner of the project property located at SE Corner of Hwy 288 + Del Bello Blvd and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Garrett Nondorf with the company _____ (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at DMinberg@Flagshipco.com if you have any questions.

Sincerely,

David Minberg on behalf of
Owner Name 288 Associates, LP

Owner Signature [Signature] Managing Partner

PUD Amendment Request for Ordinance No. 2017-O-45

Dear Mr. Duval,

I am writing to propose an amendment to the Public Utility District (PUD) Agreement (Ordinance No. 2017-O-45) to allow for the specific zoning use of car dealerships within the PUD south of Del Bello Blvd.

Please find attached a letter addressing three items:

1. Reasoning for why the PUD amendment is being requested,
2. Support for why the applicant/property owner is petitioning to amend the PUD, and
3. Suggested changes to language in the adopted PUD document.

Respectfully,

Garrett Nondorf, Owner's Representative

Letter to Manvel PD&Z

As an owner of property in Manvel for more than twenty years, we have observed the incredible growth the City has experienced in the past decade. This encouraging trend has and will continue to lead to greater opportunities both culturally and financially, and we look forward to being a small part of that.

In our section of the City, at Hwy 288 & Del Bello Blvd, we have begun to see the symptoms of growth pop up around us with the development of the Del Bello Lakes community and a Toyota car dealership. As we look forward to what is next in the area and choose viable users for our 30-acre land tract, we must assess how long it will take for the surrounding growth to mature and be able to sustain businesses that will thrive.

In performing this assessment, it has become clear to us that there are significantly more households required to support many services beyond more than just convenience stores and gas stations. Citizens want a vibrant city, not one where buildings sit vacant and land sits empty. It is our goal to move this portion of the city towards that vibrant and thriving end. Towards that purpose, we have identified car dealerships as both a viable use for this specific land and an accretive business interest for the City. Ordinance 2017-O-45 currently does not allow for the use of car dealerships south of Del Bello Blvd and that is why we are applying to amend the PUD agreement.

By amending the PUD Agreement to include car dealerships as an allowable land use, we can foster a diverse and dynamic mix of commercial enterprises that cater to the needs and preferences of Manvel residents. This amendment would align with the long-term vision and goals outlined in the city's 2015 comprehensive plan, promoting sustainable growth and prosperity while preserving the unique character and identity of Manvel. Without allowing for car dealerships in the PUD, the site's viable options for development will be extremely limited and it will continue to sit vacant for the foreseeable future.

As Manvel has strived to build and maintain City systems and infrastructure during the recent extended period of population growth, water and sewer availability has become a closely watched resource. Car dealerships have very low water & sewer requirements on a per square foot basis and placing a dealership here would limit the impact on the City's water & sewer capacity. The trunk water and sewer are already in place to the boundary of the commercial site and ready for connection. Additionally, outfall drainage and detention are already in place so there is no additional detention needed to develop the commercial sites. Any interior drainage would comply with city regulations.

Safety and security is the primary concern in regard to lighting at the property. However, we recognize the importance of not disturbing neighboring homes with light pollution. To that end, the dealership user would comply with all city restrictions. Additionally, the use of House Side Shields and appropriate pole heights would be part of this plan.

The existing car dealership has been a good neighbor in the community. Their employees volunteer at local charities and events and the business donates to multiple Manvel charitable causes. That includes the donation of cars to Manvel PD for use in sting operations and the Shop with a Cop charity event during Christmas. The dealership also employs Manvel PD to prevent crime, having

them on duty every day from 10 in the evening to 6 in the morning. We believe they will continue to be a good neighbor and be amenable to requests from the City in order to create another location at this site should they wish to be the user at our site.

The car dealership has generated economic value for Manvel in the form of new jobs, new residents, and increased tax revenue. Of the more than 150 employees at the existing dealership, nearly half of them now have homes in Manvel. While the direct sales tax paid by car dealerships is generally low relative to their total sales, the economic growth and indirect sales tax dollars received can surpass that of another commercial use on the site paying standard sales tax rates to the City.

The dealership currently operating at the northeast corner has said over 70% of their business comes from out-of-town customers, pulling consumers in from Sugar Land, Gulf Freeway, Clear Lake, League City, and the Med Center. This ability to attract consumers from other towns also generates ancillary businesses nearby to take advantage of the larger customer base. With the success that this dealership has had at their location north of Del Bello, there is demonstrable demand for more automobile sales in this area, which will lead to more jobs, more local businesses, and higher income for the City.

For the reasons stated above, we propose that the language currently listed under “Automobile Sales” in the PUD Agreement be amended from:

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

To:

Automobile Sales (Permitted on commercial property located north of Del Bello Blvd and on the specified 16 acre tract south of Del Bello Blvd ONLY)
441 2017 NAICS Code Motor Vehicle and Parts Dealers (No Specific Use Permit is required for this use)

I respectfully request that the City of Manvel Planning, Development, and Zoning Department consider this proposal and undertake the necessary steps to amend the PUD Agreement accordingly. I am available to discuss this matter further and provide any additional information or support as needed.

Thank you for your attention to this matter and we look forward to a favorable outcome that will benefit our community as a whole.

Respectfully,

Garrett Nondorf, Owner’s Representative

DETENTION CALCULATIONS:

EXAMPLE:

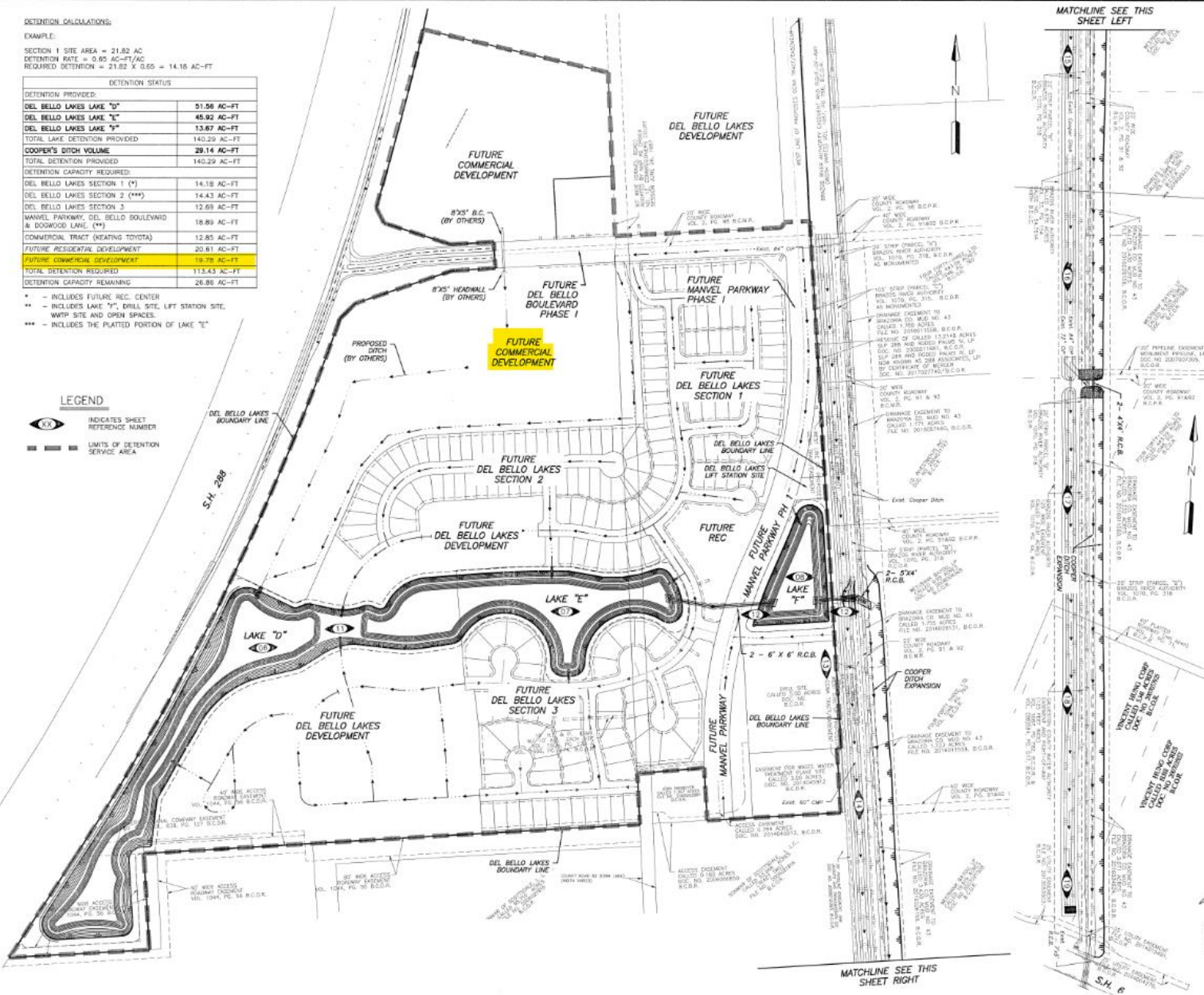
SECTION 1 SITE AREA = 21.82 AC
DETENTION RATE = 0.05 AC-FT/AC
REQUIRED DETENTION = 21.82 X 0.05 = 14.18 AC-FT

DETENTION STATUS	
DETENTION PROVIDED:	
DEL BELLO LAKES LAKE "D"	51.56 AC-FT
DEL BELLO LAKES LAKE "E"	45.92 AC-FT
DEL BELLO LAKES LAKE "F"	13.67 AC-FT
TOTAL LAKE DETENTION PROVIDED	140.29 AC-FT
COOPER'S DITCH VOLUME	29.14 AC-FT
TOTAL DETENTION PROVIDED	140.29 AC-FT
DETENTION CAPACITY REQUIRED:	
DEL BELLO LAKES SECTION 1 (**)	14.18 AC-FT
DEL BELLO LAKES SECTION 2 (***)	14.43 AC-FT
DEL BELLO LAKES SECTION 3	12.69 AC-FT
MANUEL PARKWAY, DEL BELLO BOULEVARD & DOGWOOD LANE (**)	18.89 AC-FT
COMMERCIAL TRACT (HEATING TOYOTA)	12.85 AC-FT
FUTURE RESIDENTIAL DEVELOPMENT	20.61 AC-FT
FUTURE COMMERCIAL DEVELOPMENT	19.79 AC-FT
TOTAL DETENTION REQUIRED	113.43 AC-FT
DETENTION CAPACITY REMAINING	26.86 AC-FT

- * - INCLUDES FUTURE REC. CENTER
- ** - INCLUDES LAKE "F", DRILL SITE, LIFT STATION SITE, WATP SITE AND OPEN SPACES.
- *** - INCLUDES THE PLATTED PORTION OF LAKE "E"

LEGEND

- INDICATES SHEET REFERENCE NUMBER
- LIMITS OF DETENTION SERVICE AREA



MATCHLINE SEE THIS SHEET LEFT

BOOK DESCRIPTION:

A BRICK DISK STAMPED "CORN-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF CULVERT "2" AND THE NORTH SIDE OF CR 58. A KEY MAP SHOWS NEAR CROSS WEST DETENTION.

ELEVATION = 59.14 FEET, NAVD-83 (2001 ADJ.) (CR 1.85 FEET FOR NAVD-83 (1988 ADJ.))

PROJECT INFO:

A 5/8" HIGH ROD WITH AN ALUMINUM THROF DISC LOCATED AT THE INTERSECTION OF CULVERT "2" AND THE NORTH SIDE OF CR 58. A KEY MAP SHOWS NEAR CROSS WEST DETENTION.

ELEVATION = 52.08 FEET, NAVD-83 (2001 ADJ.) (CR 1.85 FEET FOR NAVD-83 (1988 ADJ.))

FLOODPLAIN INFO:

BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNDESIGNED, ON THE FIRM MAP). ZONE "X" (UNDESIGNED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN" AS SHOWN ON THE FEDERAL FLOODPLAIN MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4806030101N, EFFECTIVE DATE: JUNE 5, 1989.

THE DEL BELLO LAKES DEVELOPMENT IS ENTIRELY OUTSIDE THE LIMITS OF THE FLOODPLAIN AND THE 100-YEAR FLOODPLAIN.

NOTES:

1. THE PROPOSED SWALES SHOWN ARE TEMPORARY SWALES TO DRAIN UNDEVELOPED AREAS UNTIL THEY ARE DEVELOPED AS A LATER DATE.
2. PROPOSED TEMPORARY SWALES SHALL HAVE A MAXIMUM 3:1 SIDE SLOPE.

DRAINAGE RECORD DRAWING

I, THE ENGINEER, HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE SURVEYMENTS CONDUCTED AND THE SITE LOCATION AND SPACE AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: BRAZORIA COUNTY M.U.D. NO. 43
DATE: 04/20/2018
REVISION: 01/24/2019

BRAZORIA COUNTY M.U.D. NO. 43
PHASE I DETENTION AND DRAINAGE FACILITIES TO SERVE DEL BELLO LAKES

DETENTION SERVICE AREA

LJA Engineering, Inc.
2020 Shapers Drive
Suite 400
Houston, Texas 77042
Phone: 713.853.5330
Fax: 713.853.5200
FIRM: E-1380

LJA PROJECT NO.: 2197-1812

SUBMITTED: 12/27/17

DESIGNED BY: GLE

DATE: APR 2018

SHEET NO. 05 OF 22 SHEETS

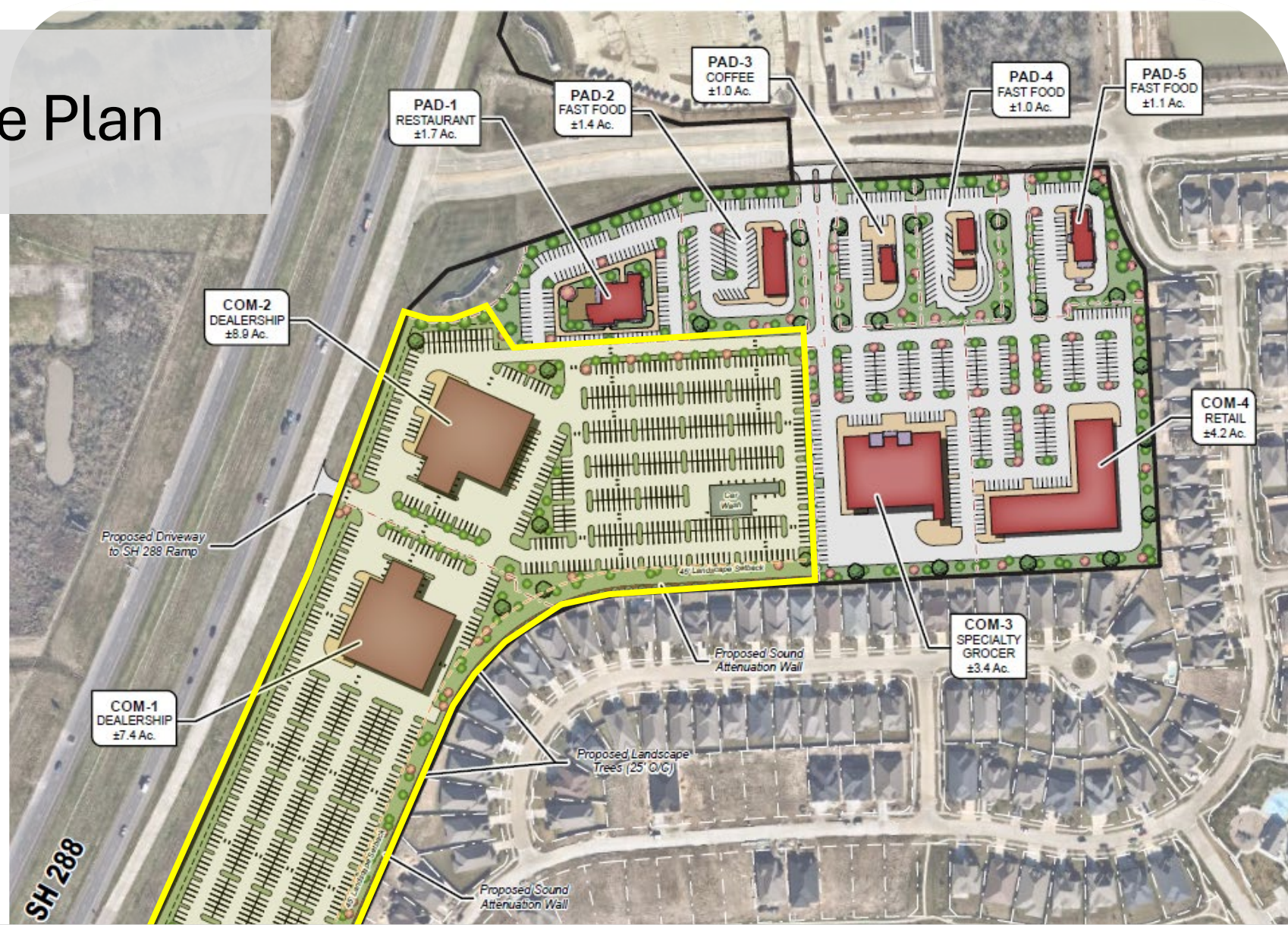
LJA CITY DWG NO.

F & NO.



3/24/2019

Concept Site Plan



Proposed Amendment Language: Automobile Sales (Permitted on commercial property located north of Del Bello Blvd and on the specified 16+/- acre tract south of Del Bello Blvd as identified on "Exhibit A" and highlighted therein ONLY)

Boundary Wall

- The property owner shall agree to construct a wall to reduce noise along the boundary of the 16 acres where the residential and commercial abut.
- The wall shall be 6' in height and be constructed of composite wood material.
- The existing fence along the residential backyards will remain in place.



Lighting

- Lighting will meet every requirement of Manvel's newly released light standards, and will meet or exceed existing lighting mitigation strategies at the car dealership north of Del Bello Blvd.
- A photometric plan is currently being prepared.



Foliage

- Trees shall be planted at 30' on center along the 16-acre boundary.
- A mix of evergreen tree species shall be used.
- A 25' Landscape Setback will provide further distance from the homes to the commercial usage.



Drainage & Detention

- The residential and commercial property owners had an agreement where the residential developers would construct the necessary detention for all the land within BCMUD 43 including the commercial sites. That outfall drainage and detention is already in place so there is no additional detention needed to develop the commercial sites. In addition, the trunk water and sewer are also in place to the boundary of the commercial site ready for connection. The connection points are along Del Bello Blvd.
- The key is that all developed flow from both commercial sites needs to be conveyed to the southern pond. That is where the detention is located for these sites. The sanitary sewer can be run in multiple different ways to accommodate the site plan but the connection to the system is along Del Bello Blvd.

- *Michael Rusk, PE*

LJA Engineering

ORDINANCE NO. 2024-O-35

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE NO. 2020-O-14 PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO AUTHORIZE NAICS USE CODE 4411 “MOTOR VEHICLE DEALER” FOR THE COMMERCIAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 288 AND DEL BELLO BOULEVARD; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, 288 Associates, L.P. is the owner (the “Owner”) of land in the general area of the northwest corner of the intersection of Hwy 288 and west of SH 6 comprising approximately 267.726 acres and mostly within the boundaries of Brazoria County Municipal Utility District No. 43; and

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

WHEREAS, in 2017 the 267.726 acres was re-zoned from Open Planned Unit Development (O-PUD) District to the Planned Unit Development (PUD) District and a PUD Document was approved regarding development regulations; and,

WHEREAS, the owner has made an application for amendment of the Planned Unit Development District to amend the PUD document provisions relating to the NACIS code 4411 for “Motor Vehicle Dealers” within the commercial district;

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

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval/denial of such request, and the City Council deems it appropriate to approve said rezoning and development plan amendments; now, therefore,

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

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

Section 2. The Planned Unit Development (PUD) District for Del Bello Lakes, which was approved by Ordinance 2020-O-14, is hereby amended by allowing NAICS code 4411 “Motor Vehicle Dealer” within the commercial district within the Del Bello Lakes Planned Unit Development (PUD) is hereby attached as Exhibit “A”.

Section 3. The City Council has reviewed the amended development plan attached hereto as Exhibit “A” (the “Development Plan”) and complies with the findings in accordance with following Section 77-29(o)(5) of the City’s Zoning Ordinance.

Section 4: The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said land, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 5. Development of the Property shall strictly comply with the **Del Bello Lakes Planned Unit Development (PUD)**, attached hereto as Exhibit “A” and made a part of hereof for all purposes.

Section 6. The City Council hereby finds and determines that said rezoning comports to the City's comprehensive land use plan, and to the extent of any conflict, amends said comprehensive land use plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tracts as described above.

Section 7. 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 8. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this _____ day of _____, 2024.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2024.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

JVR Realty, LLC
3823 FM 1128
Pearland, TX 77584

10-08-2024

City of Manvel
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Mayor, Council Members, and City Staff,

Per meeting on 10-3-2024. A request was made for a plan and proposal for Wolfe Airpark. This request was made to help address current restrictions holding back future building and expansion of Wolfe Airpark.

Executive summary:

Wolfe Airpark is a small privately owned airport that is open for public use. It was platted in the 80s. It currently has approximately 17 homes and 16 aircraft hangars within the city limits of Manvel. An additional 16 hangars are located in the Manvel ETJ/county. The Airpark is partially in the city limits and partially in the ETJ/county. The requirement for detention has restricted the development of Wolfe for many years. In 2022, Design and construction for a community detention system was implemented. This detention system is 95% complete and should be complete by the end of 2024. During this period new fire ordinances were adopted by the City of Manvel. These ordinances were adopted and intended for commercial buildings without Wolfe Airpark hangars in mind. Aircraft hangars do not carry the same level occupancy level as these commercial buildings. Also, These ordinances do not conform to the surrounding city's and certainly not nearby airports. The ordinance in question requires any building over 5,000 sq ft be sprinkled and any building over 2,500 sq ft be equipped with a monitored fire alarm system. This does not conform to surrounding cities or airports. Pearland commercial building requirement is 10,000 sq ft and Alvin is 12,000 sq ft to sprinkle. Not one hangar at Pearland Regional airport is sprinkled. Also, the design in the original plat was for the smaller hangars to be spaced 10 ft apart. This would require firewalls on three sides of each of these hangars. Hangars are constructed of noncombustible materials and designed as one hour fire walls. Furthermore, with the limited infrastructure (listed below) available to Wolfe airpark, these ordinance requirements are unattainable.

5 year plan: Wolfe's 5 year plan is forecasted for slow growth. It is forecasted to add an additional 1-2 hangars per year. The City of Manvel regulations, lack of public infrastructure and the grass runway composition are the deterring factors and challenges facing the expansion of Wolfe. Allowing larger hangars, decreases the density of hangars on the airport. This also allows for more space between hangars. Combined, this will limit the risk of any fire spreading between buildings.

Lack of infrastructure:

1. Power: Wolfe is currently working with Centerpoint to add additional power. Due to the required FAA study and long Centerpoint process, power is not expected within the next 12 months.
2. Cable and internet service: No interest from cable providers until a larger demand is established.
3. City water: No city water is forecasted
4. City Sewer: No city sewer is forecasted
5. Trash Pick-up: No city trash is forecasted due to private gate
6. Street Maintenance: No city street maintenance is forecasted due to private gate

Asks:

1. Raising the required sq ft for a sprinkler system and fire alarm to 5,500 sq ft for aircraft hangars.
2. Require fire walls be added to any buildings "under" 10ft spacing.

Paths moving forward to allow building at Wolfe:

1. Classifying the Use of individual private hangar as residential: Chapter 11 Sec 11-1 City ordinance for "airparks" and the Wolfe PUD classify the uses available at Wolfe Airpark as residential and not commercial.
2. Amending and adding specific ordinances to the Wolfe Airpark PUD. Adding additional building requirements to satisfy city fire codes (see below).
3. Allowing variances: Variances to the required sq ft for aircraft hangars. Adding additional building requirements to satisfy city fire codes (see below).
4. City of Manvel De-annexation of Wolfe Airpark: Currently Wolfe Airpark is partially in the city limits and partially in the city ETJ. A letter is also enclosed from Wolfe Airpark Civic Club, Inc stating their interest in being de-annexed from the city, if the city would choose.

Proposed additional building requirements:

1. Continue with deed restrictions and City PUD rules prohibiting Combustible explosive or combustible materials being stored in hangars
2. Continue with deed restrictions and City PUD rules prohibiting commercial use of hangars
3. Knox boxes
4. Additional fire extinguishers
5. Smoke Detectors
6. Additional points of egress
7. Future agreements to add fire alarms at the time power is established
8. Future agreement to add sprinkler system at the time city utilities are established

As you can see the fire ordinances adopted in 2023 create a roadblock for quality growth at Wolfe Airpark. I appreciate the City of Manvel Staff taking the time to meet and investigate this dilemma. I look forward to resolving this and hope that a compromise is made clearing a path moving forward. Please feel free to contact me with any concerns or questions.

Best Regards,

Chad Thumann
President
JVR Realty, LLC
281-914-5202

ENC: Letter from Wolfe Airpark Civic Club

RESOLUTION NO. 2024-R-39

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANVEL, TEXAS, ADOPTING A COVERED APPLICATIONS AND
PROHIBITED TECHNOLOGY POLICY.**

* * * * *

WHEREAS, on December 7, 2022, Governor Greg Abbott required all state agencies to ban the video-sharing application TikTok from all state-owned and state-issued devices and networks over the Chinese Communist Party's ability to use the application for surveilling Texans. Governor Abbott also directed the Texas Department of Public Safety (DPS) and the Texas Department of Information Resources (DIR) to develop a plan providing state agencies guidance on managing personal devices used to conduct state business; and

WHEREAS, following the issuance of the Governor's directive, the 88th Texas Legislature passed Senate Bill 1893, which prohibits the use of covered applications on governmental entity devices; and

WHEREAS, pursuant to Senate Bill 1893 governmental entities, including local governments, must adopt a covered applications policy; and

WHEREAS, a "covered application" is defined as: (1) the social media service TikTok or any successor application or service developed or provided by ByteDance Limited, or an entity owned by ByteDance Limited, and (2) a social media application or service specified by proclamation of the governor under Government Code Section 620.005; and

WHEREAS, this policy applies to all City of Manvel full- and part-time employees, contractors, paid or unpaid interns, and other users of government networks and all City of Manvel employees are responsible for complying with this policy; and

WHEREAS, adoption by the City of Manvel demonstrates its commitment to the requirements of SB 1893; now therefore,

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

Section 1. That the City of Manvel hereby adopts the attached "**Covered Applications and Prohibited Technology Policy.**"

Section 2. This policy applies to all City of Manvel full- and part-time employees, contractors, paid or unpaid interns, and other users of government networks. All City of Manvel employees are responsible for complying with this policy and violations may subject the violator to disciplinary action, up to and including, termination.

PASSED, APPROVED, AND RESOLVED this the _____ day of _____, 2024.

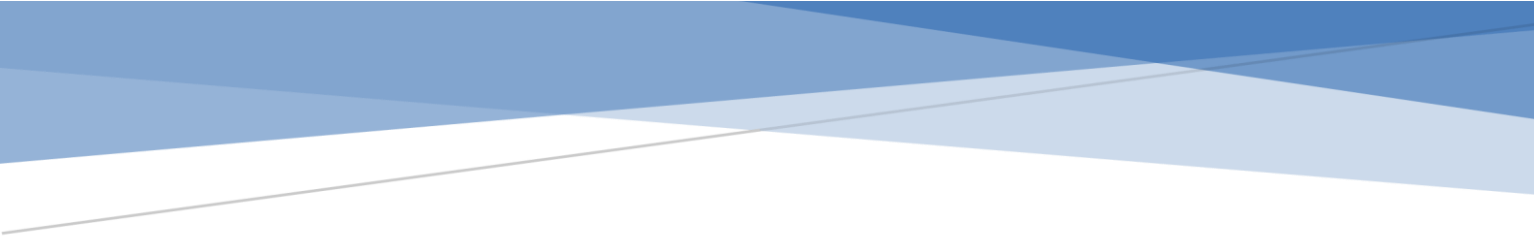
Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney



CITY OF MANVEL

Covered Applications and Prohibited Technology Policy

Council Approval Date: November 18, 2024

Version: 1.0

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1.0 INTRODUCTION

1.1 PURPOSE

On December 7, 2022, Governor Greg Abbott required all state agencies to ban the video-sharing application TikTok from all state-owned and state-issued devices and networks over the Chinese Communist Party's ability to use the application for surveilling Texans. Governor Abbott also directed the Texas Department of Public Safety (DPS) and the Texas Department of Information Resources (DIR) to develop a plan providing state agencies guidance on managing personal devices used to conduct state business. Following the issuance of the Governor's directive, the 88th Texas Legislature passed [Senate Bill 1893](#), which prohibits the use of covered applications on governmental entity devices.

As required by the Governor's directive and Senate Bill 1893, this model policy establishes a template that entities subject to the directive or bill may mimic to prohibit the installation or use of covered applications or prohibited technologies on applicable devices.

1.2 SCOPE AND APPLICATION

Due to distinctions in requirements between the Governor's directive and SB 1893, Sections 2 and 3 apply to distinct organizations. Where appropriate, each section will identify the unique entities to whom the section applies and the appropriate definitions.

Governmental entities, including local governments, must adopt a covered applications policy as described by [Section 2.0](#).

2.0 COVERED APPLICATIONS POLICY FOR GOVERNMENTAL ENTITIES

2.1 SCOPE AND DEFINITIONS

Pursuant to Senate Bill 1893, governmental entities, as defined below, must establish a covered applications policy:

- A department, commission, board, office, or other agency that is in the executive or legislative branch of state government and that was created by the constitution or

a statute, including an institution of higher education as defined by Education Code Section 61.003.

- The supreme court, the court of criminal appeals, a court of appeals, a district court, or the Texas Judicial Council or another agency in the judicial branch of state government.
- A political subdivision of this state, including a municipality, county, or special purpose district.

This policy applies to all City of Manvel full- and part-time employees, contractors, paid or unpaid interns, and other users of government networks. All City of Manvel employees are responsible for complying with this policy.

A covered application is:

- The social media service TikTok or any successor application or service developed or provided by ByteDance Limited, or an entity owned by ByteDance Limited.
- A social media application or service specified by proclamation of the governor under Government Code Section 620.005.

2.2 COVERED APPLICATIONS ON GOVERNMENT-OWNED OR LEASED DEVICES

Except where approved exceptions apply, the use or installation of covered applications is prohibited on all government-owned or -leased devices, including cell phones, tablets, desktop and laptop computers, and other internet-capable devices.

The City of Manvel will identify, track, and manage all government-owned or -leased devices including mobile phones, tablets, laptops, desktop computers, or any other internet-capable devices to:

- a. Prohibit the installation of a covered application.
- b. Prohibit the use of a covered application.
- c. Remove a covered application from a government-owned or -leased device that was on the device prior to the passage of S.B. 1893 (88th Leg, R.S.).
- d. Remove an application from a City of Manvel owned or -leased device if the Governor issues a proclamation identifying it as a covered application.

City of Manvel will manage all government-owned or leased mobile devices by implementing the security measures listed below:

- a. **Restrict access to “app stores” or unauthorized software repositories to prevent the installation of unauthorized applications.**
- b. **Maintain the ability to remotely wipe non-compliant or compromised mobile devices.**
- c. **Maintain the ability to remotely uninstall unauthorized software from mobile devices.**
- d. **Other City of Manvel-implemented security measures.**

2.3 ONGOING AND EMERGING TECHNOLOGY THREATS

To provide protection against ongoing and emerging technological threats to the government’s sensitive information and critical infrastructure, DPS and DIR will regularly monitor and evaluate additional social media applications or services that pose a risk to this state.

DIR will annually submit to the Governor a list of social media applications and services identified as posing a risk to Texas. The Governor may proclaim items on this list as covered applications that are subject to this policy.

If the Governor identifies an item on the DIR-posted list described by this section, then **The City of Manvel** will remove and prohibit the covered application.

The City of Manvel may also prohibit social media applications or services in addition to those specified by proclamation of the Governor.

2.4 BRING YOUR OWN DEVICE POLICY

If **the City of Manvel** has a “Bring Your Own Device” (BYOD) program, then the

City of Manvel may consider prohibiting the installation or operation of covered applications on employee-owned devices that are used to conduct government business.

2.5 COVERED APPLICATION EXCEPTIONS

City of Manvel may permit exceptions authorizing the installation and use of a covered application on government-owned or -leased devices consistent with the authority provided by Government Code Chapter 620.

Government Code Section 620.004 only allows **the City of Manvel** to install and use a covered application on an applicable device to the extent necessary for:

- (1) Providing law enforcement; or
- (2) Developing or implementing information security measures.

If **the City of Manvel** authorizes an exception allowing for the installation and use of a covered application, **the City of Manvel** must use measures to mitigate the risks posed to the state during the application's use [including:

- **Measures that the City of Manvel deems appropriate for its own policy.]**

The City of Manvel must document whichever measures it took to mitigate the risks posed to the state during the use of the covered application.

3.0 POLICY COMPLIANCE

All City of Manvel employees shall sign a document annually confirming their understanding of the City's covered applications and prohibited technology policies. Governmental entities that are subject to Senate Bill 1893 but not subject to the Governor's December 07, 2022, directive may elect not to require employees to complete an annual certification.

The City of Manvel will verify compliance with this policy through various methods, including but not limited to, IT/security system reports and feedback to leadership.

An employee found to have violated this policy may be subject to disciplinary action, including termination of employment.

4.0 POLICY REVIEW

This policy will be reviewed and updated as necessary to reflect changes in state law, additions to applications identified under Government Code Section 620.006, updates to the prohibited technology list posted to DIR's website, or to suit the needs of **the City of Manvel**.



CITY COUNCIL DATA SHEET

MEETING DATE:

**Agenda: Regular
Consent**

TOPIC:

BACKGROUND:

RECOMMENDATION:

ATTACHMENTS:

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

FINANCE DIRECTOR APPROVAL

CITY MANAGER APPROVAL:

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS
COUNTY OF BRAZORIA §

That this lease agreement between HOUSTON PIPE LINE COMPANY LP (HPL), a Delaware limited partnership, whose address is 1300 Main Street, Houston, Texas 77002, in Harris County, Texas, acting by and through its duly authorized representative, hereinafter called LESSOR and the CITY OF MANVEL, TEXAS, a municipal corporation, acting herein by and through its authorized and constituted MAYOR, hereinafter caller LESSEE,

WITNESSETH:

I.

Lessor hereby leases, rents and lets to Lessee for a period of time hereinafter stated and upon the terms and conditions and for the rental hereinafter set out, within that certain 400' x 200' vacant parcel of land owned by Lessor (as shown on attached Exhibit "A" and heretofore after called "Owned Premises"), together with all improvements and hereditaments which the Lessor may own or have any claim to which are thereon situated, located in the City of Manvel, County of Brazoria, State of Texas.

II.

The primary term of this lease shall begin October 1, 2024 and shall extend for a ten (10) year term ending September 30, 2034, unless sooner terminated by mutual agreement by and between the parties hereto or under and pursuant to the terms of this agreement as hereinafter set out. LESSEE is given the expressed option to renew this lease agreement for additional ten (10) year periods each, on the same terms and conditions, with the exception of rental which shall be established by LESSOR. In the event LESSEE wishes to exercise its options for renewal, it shall give LESSOR notice in writing six (6) months prior to that term's expiration date.

III.

LESSEE shall pay LESSOR the following as rent therefor during said term:

The rental for the leased premises shall be 9 annual payments of \$2667.00 per year, subject to appropriations, with \$0.00 (zero) being due the first year. Alternatively the 10-year term can be made in one lump sum of \$24,003.00.

Rental for the ten-year option periods shall be as established by Lessor using the Consumer pricing Index (CPI) at the time such options are exercised by the Lessee.

IV.

LESSEE agrees to pay all gas, electric, water, sewage and other utility charges pertaining to the leased premises. The parties acknowledge that the City of Manvel is a governmental entity and is tax-exempt.

V.

LESSOR has no duty to inspect said premises to determine the need for repairs or to determine whether LESSEE is maintaining the premises and/or buildings in the manner in which it has agreed; however, with notification, LESSOR may need to enter the premises and inspect the same to determine if LESSEE is complying with the covenants contained in this lease and at any reasonable times due to emergency issues.

VI.

LESSEE agrees to conduct its business on the premises herein leased in compliance with all valid ordinances and/or regulations of the CITY OF MANVEL, as well as all the laws of the

COUNTY OF BRAZORIA, the STATE OF TEXAS, the UNITED STATES OF AMERICA and/or STATE and FEDERAL regulatory agencies, and any amendments thereto.

VII.

LESSEE shall not permit the accumulations of waste, trash or refuse matter on the premises herein being leased. LESSEE shall perform shooting range regulated safety protocols and soil sifting and shall maintain a high-quality range facility.

VIII.

LESSEE shall ACCESS LESSOR'S property from the existing City of Manvel leased property (as shown on Exhibit A) either through or around the eastern side so the HPL Facility can maintain safety and security.

IX.

LESSEE shall not assign, sublet, pledge, mortgage or encumber this lease in whole or in part or sublet the premises or any part thereof. This covenant shall be binding upon the employees, legal representatives and any third-party representative of LESSEE herein. No consent on the part of LESSOR shall operate as a release of the duties of LESSEE unless said release is in writing and specifically states LESSEE has been relieved of its duties and obligations included in this agreement.

X.

LESSEE shall not be entitled to claim a constructive eviction from the premises unless LESSEE shall have first notified LESSOR in writing of the condition or conditions giving rise thereto and if the complaints be justified, unless LESSOR shall have failed within a reasonable time after receipt of such notice to remedy such condition.

XI.

LESSEE further covenants and agrees that it will at all times during the term of this lease, or any extension thereof, at its own expense, maintain and keep in force liability insurance insuring LESSEE in an amount of not less than:

- a) \$500,000.00 per accident,
- b) \$250,000.00 per person for injury to any one person or any one occurrence and
- c) \$50,000.00 for property damage, against loss, liability or damage which may result to LESSEE, from accident or casualty whereby any person or persons whomsoever may be injured or killed or sustain property damage on the leased premises. LESSEE shall furnish LESSOR an endorsement naming the HOUSTON PIPE LINE COMPANY LP (HPL GP, LLC, it's general partner) as an additional insured.

XII.

Upon the termination of this lease, for whatever cause, LESSEE shall deliver to LESSOR peaceable possession of the entire premises, in as good condition as it was received, except by ordinary wear and tear, and/or damage by fire or acts of God.

XIII.

In the event LESSEE should temporarily hold over or be permitted to hold over and occupy said premises after the expiration of the term of said lease, or after the termination hereof pursuant to the provisions herein contained, such holding over by LESSEE shall not be deemed a renewal or extension of this lease in any way, but LESSEE shall after such termination, be deemed a tenant wholly at the will of LESSOR.

XIV.

For any uncured default, the lease herein granted can be terminated by LESSOR in the following circumstances:

- a) Should default be made by LESSEE in the payment of any rental provided for herein, and should default continue for a period of thirty (30) days, then LESSOR may mail notice of such default and thirty (30) days from the date of receipt of such notice of default to LESSEE then in such event LESSOR may declare all of said rent for the entire term of said lease due and payable and/or terminate the lease and all rights of LESSEE to possession under the terms of this lease and it shall be lawful for LESSOR, its agents or assigns to enter upon the said premises or any part thereof either with or without process of law without incurring any legal responsibility therefor. In the event said power to terminate is exercised by LESSOR, it shall not constitute an election of waiver of any right of LESSOR.
- b) If LESSEE shall breach any other condition or neglect or refuse to perform any of the covenants and/or agreements herein contained, or in case the said LESSEE shall assign or sublet the premises or any part thereof to any person, firm or corporation without the written consent of LESSOR, then in any of those events LESSOR may give written notice of said breach or attempted breach setting out the nature thereof, and if the same is not corrected within thirty (30) days after such notice, then LESSOR can declare all of said rent for the entire term of said lease due and payable and/or terminate this lease and reenter said premises as provided in (a) above.

XV.

In case of loss or damage to the premises herein leased by storm waters or any other cause whatsoever, so that use thereof by LESSEE is impossible, if LESSOR does not deem it advisable in its sole and unlimited discretion to repair or replace the land and/or improvements herein leased, LESSOR shall, within thirty (30) days after the loss from any of the foregoing causes, notify LESSEE in writing of LESSOR's election not to repair or replace said land and/or improvements, in which event LESSEE may repair the premises or terminate the lease with regard to the payment of rentals and the term hereof, and for all other purposes, SAVE AND EXCEPT, that LESSEE shall have a continuing duty to deliver up to the LESSOR possession of the premises in as good condition as is reasonable possible under all the circumstances then existing. If said lands and/or improvements are seriously damaged by storm waters or any other cause as aforesaid LESSOR may if it deems advisable in its sole and unlimited discretion to do so repair or replace said land, Using reasonable diligence in so doing to the end that the entire premises may be placed in a tenantable condition as soon as is reasonably possible after such loss or damage in which event this lease shall continue in full force and effect, PROVIDED, HOWEVER, that during the term that such premises are not in tenantable condition, the LESSEE shall be relieved of its obligation to pay the rental thereon until such premises are again rendered tenantable.

XVI.

LESSEE shall upon the expiration of this lease, if all rents and charges have been paid; and all covenants and agreements on its part have been performed, have the right to remove all property placed on said premises by LESSEE, SAVE AND EXCEPT any permanent improvements so attached to the premises that their removal will cause permanent damage to the premises.

XVII.

It is strictly understood that the only relationship between the parties hereto is LESSOR – LESSEE and the parties have no intention of entering a partnership or joint venture or any other similar relationship by virtue of this agreement.

XVIII.

The parties waiver of breach of one covenant and condition of this lease is not a waiver of breach or of subsequent breach of the one waived. LESSOR's acceptance of rent installments after breach is not a waiver of the breach except of the breach of the covenant to pay the rent installments accepted.

XIX.

Appointment of a receiver to take possession of LESSEE's assets, LESSEE's general assignment for benefits of creditors, or LESSEE's insolvency or taking suffering action under the Bankruptcy Act shall constitute a breach of this lease.

XX

This lease shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors in interest, heirs, executors, administrators and assigns, except as otherwise provided herein.

XXI.

The terms LESSOR and LESSEE and the pronouns used herein referring to LESSOR and LESSEE shall always mean and include the proper gender and the applicable singular or plural for the party or parties herein named.

XXII.

Any notice required by this lease shall be sent to the respective party as follow:

LESSOR:

HOUSTON PIPE LINE COMPANY LP

(HPL GP, LLC, it's general partner)

1300 Main Street, ROW 19th Floor

Houston, Texas 77002

By: (Signed)_____

Name: (Print) _____

Title:

STATE OF TEXAS §

COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me, a Notary Public duly commissioned and qualified in and for said county and state, on this _____ day of _____, 2024 by Mark Vedral, Senior Director of Land and Right-of-Way for HPL GP, LLC, general partner of Houston Pipe Line Company LP, a Delaware limited partnership, as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

(S E A L)

Notary Public

My Commission Expires_____

LESSEE:

THE CITY OF MANVEL TEXAS

6615 North Masters Road
Manvel, Texas 77578

By: (Signed) _____
Name: (Print) _____
Title: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

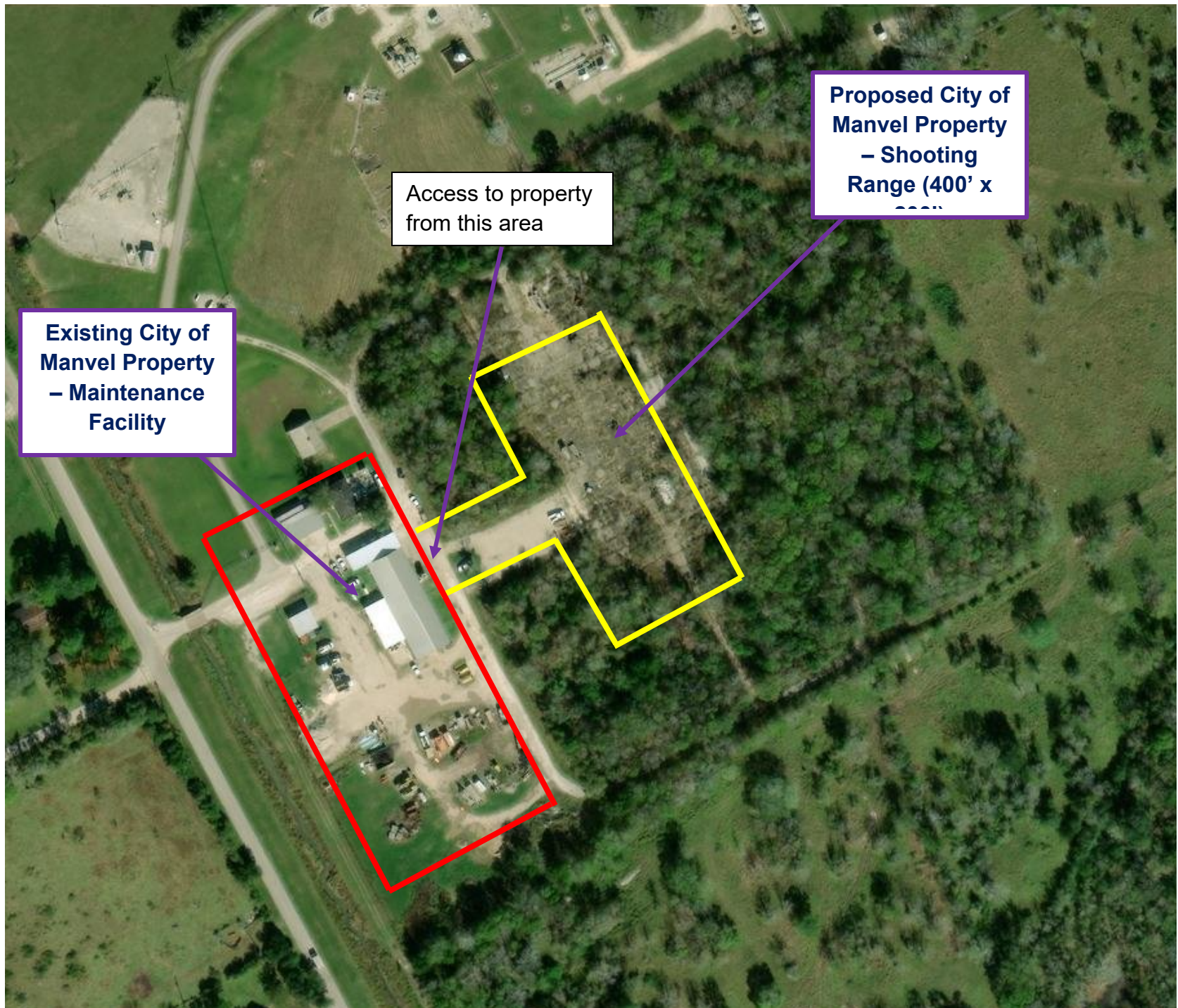
ACKNOWLEDGED BEFORE ME by _____,
Mayor of the City of Manvel, Texas, a home rule municipality duly incorporated under the laws
of the State of Texas, in the capacity herein stated and as said City of Manvel, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of
_____, 2024.

(S E A L)

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

Upon Recording, Please Return To:
ENERGY TRANSFER/HOUSTON PIPE LINE COMPANY LP
Attn: Keith Tyree, 19th Floor, ROW Dept.
1300 Main Street, Houston, TX 77002



**Existing City of
Manvel Property
– Maintenance
Facility**

**Access to property
from this area**

**Proposed City of
Manvel Property
– Shooting
Range (400' x
600')**



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: 11/18/24

TOPIC

Discussion on City Involvement in the Upcoming Legislative Session

BACKGROUND

The Texas Legislature will be convening its upcoming session. This presents an opportunity for the City to engage proactively with legislative matters that may impact municipalities, such as local governance authority, infrastructure funding, property tax reform, and other issues critical to our community.

The discussion will focus on strategies for engagement, including direct advocacy, collaboration with municipal organizations, and tracking proposed legislation.

Council input is requested to determine priorities and the City's level of participation in legislative advocacy.

Discussion Points:

1. Identification of key legislative priorities for the City of Manvel.
2. Options for active participation, forming partnerships, or designating staff to monitor and engage in the legislative process.
3. Engagement with advocacy organizations to amplify the City's voice.

RECOMMENDATION

No formal action required at this time. Council is encouraged to provide input and direction to staff regarding the City's approach to involvement in the legislative session.

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SUBMITTING MEMBER
Mayor Davis

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____