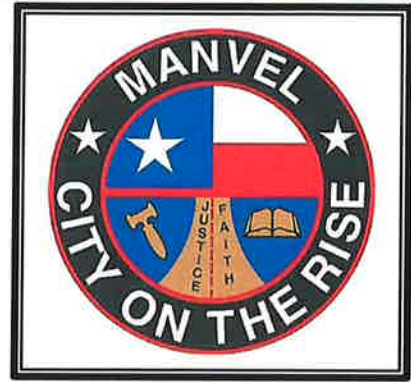


**THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §**

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
January 21, 2025**

**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

Discussion/update on Wolfe Airpark.

Presentation on the Strategic Plan.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading – Councilmember Bonner

Pledge

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

Staff Presentation on Public Hearing Item

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION SET FORTH IN ORDINANCE NO. 2017-0-33; AMENDING THE PUD DOCUMENT PROVISIONS RELATING TO MINIMUM PARKING REQUIREMENTS, LIGHTING, ALLOWANCE FOR OPEN STORAGE, SIGNAGE, AND PERMITTED USES; AFFECTING APPROXIMATELY 248.53 ACRES LOCATED IN THE GENERAL AREA OF THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 288 AND S.H.6 AND GENERALLY LOCATED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, SUCH TRACTS BEING SITUATED IN SECTION 72 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, SECTION 66, ABSTRACT 560, AND SECTION 72, ABSTRACT 460, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, AND ALSO THREE ADDITIONAL TRACTS TOTALING APPROXIMATELY 20.90 ACRES ALSO SITUATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Staff Presentation on Public Hearing Item

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZELL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZELL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 "ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES"; 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.

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. Consideration and possible action to approve the second and final reading of Ordinance 2025-O-03;
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANVEL ALTERING OR SETTING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF § 545.356, TEXAS TRANSPORTATION CODE, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION, UPON CERTAIN STREETS AND HIGHWAYS, OF PARTS THEREOF, TO WIT: SH 288 FRONTAGE ROAD, MANVEL, BRAZORIA COUNTY, [CONTROL SECTION 598-02], WITHIN THE CORPORATE LIMITS OF THE CITY OF MANVEL, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200 FOR THE VIOLATION OF THIS ORDINANCE.
2. Acceptance of infrastructure improvements for Lake “E” Phase 2 and Lake “H” to Serve Pomona for Brazoria County Municipal Utility District No. 40, Brazoria County, Texas to begin the Two-Year Maintenance Period.
3. Acceptance of infrastructure improvements for “Water, Sanitary Sewer and Drainage Facilities and Paving & Appurtenances to Serve Pomona Section 29 for Brazoria County Municipal Utility District No. 39, Brazoria County, Texas” to begin the Two-Year Maintenance Period.
4. Final acceptance of infrastructure improvements for Pomona “Lake D Phase 3 & Lake E Phase 1” and release the associated maintenance bond.
5. Acceptance of the meeting minutes to date.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance No. 2025-O-02;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZELL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZELL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 “ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES”; 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.

2. Consideration and possible action to approve Resolution 2025-R-02;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS,
APPROVING AND ADOPTING THE CITY'S VEHICLE REPLACEMENT POLICY;
AND PROVIDING AN EFFECTIVE DATE.
3. Consideration and possible action to approve Resolution 2025-R-04;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS,
ADOPTING THE "MANVEL 2045 STRATEGIC PLAN."
4. Acceptance of the Capital Improvements Advisory Committee (CIAC) Report.
(Forwarded with favorable recommendation by the Capital Improvements Advisory
Committee on January 16, 2025, Vote 5/0)

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, Alyssa Deaton, Assistant 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 01/17/2025 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.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS



ORDINANCE NO. 2025-O-03

AN ORDINANCE AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANVEL ALTERING OR SETTING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF § 545.356, TEXAS TRANSPORTATION CODE, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION, UPON CERTAIN STREETS AND HIGHWAYS, OF PARTS THEREOF, TO WIT: SH 288 FRONTAGE ROAD, MANVEL, BRAZORIA COUNTY, [CONTROL SECTION 598-02], WITHIN THE CORPORATE LIMITS OF THE CITY OF MANVEL, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200 FOR THE VIOLATION OF THIS ORDINANCE.

* * * * *

WHEREAS, the Texas Department of Transportation (TXDOT) has submitted a request to the City of Manvel to concur in establishing speed zones on SH 288 frontage roads within the City of Manvel, based on a Speed Zone Study conducted by TXDOT; and

WHEREAS, § 545.356, Vernon's Texas Civil Statutes, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an Ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway; and

WHEREAS, the City Council of the City of Manvel, Texas, finds that establishment of the requested speed zones is in the best interest of the health, safety and welfare of the citizens of the City of Manvel and traveling public;

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

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

Section 2. The Texas Department of Transportation has submitted a request dated November 21, 2024, requesting the City of Manvel concur in establishing speed zones on SH 288 Frontage roads within the Cit of Manvel [Control Section 598-02]. Said request is attached hereto as Exhibit A.

Section 3. Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of § 545.356, Texas Transportation Code, the following prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described as follows:

Along **SH 288 (East FRTG)** from the point of 1.816 feet north of CR 58 (MP 5.700) to the point of 5.571 feet south of the CR 58 (MP 6.550) a distance of approximately 0.850 mile, the speed limit shall be **45 MPH.**

Along **SH 288 (West FRTG)** from the point of 2.286 feet north of CR 58 (MP 5.630) to the point of 2.133 feet south of the CR 58 (MP 6.467) a distance of approximately 0.837 mile, the speed limit shall be **45 MPH.**

Along **SH 288 (East FRTG)** from the point of 892 feet north of SH 6 (MP 8.105) to the point of 1.657 feet south

of the SH 6 (MP 8.588) a distance of approximately 0.483 mile, the speed limit shall be **45 MPH**.

Along **SH 288 (West FRTG)** from the point of 443 feet north of SH 6 (MP 8.190) to the point of 1.657 feet south of the SH 6 (MP 8.588) a distance of approximately 0.398 mile, the speed limit shall be **45 MPH**.

Section 4. Any vehicle traveling at a speed in excess of the maximum prima facie speed limit herein established for the designated roads shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful. No person shall drive a vehicle at a speed in excess of that which is reasonable and prudent under the circumstances existing.

Section 5. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 6. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount of not less than one dollar (\$1) or more than Two Hundred Dollars (\$200), except that if a violation is committed in a construction or maintenance work zone when workers are present and any written notice to appear issued for the offense states on its face that workers were present when the offense was committed, the maximum fine applicable to the offense is twice the maximum fine that would be applicable to the offense if it were committed outside a construction or maintenance work zone (Tex. Trans. Code § Sec. 542.404).

Section 7. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED on first reading this _____ day of _____, 2025.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2025.

Dan Davis, Mayor

Attest:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney



P.O. Box 1386 | Houston, Texas 77251-1386
713.802.5000
txdot.gov

November 21, 2024

The Honorable Den Davis
Mayor, City of Manvel
20031 HWY 6
Manvel, Texas 77578

**RE: Request for City Speed Zone Ordinance
SH 288 Frontage Road
Brazoria County
Control Section: 598-02**

Dear Mayor Davis:

Our office has completed a Speed Zone Study along SH 288 within the City of Manvel. Attached you will find Speed Zone Strip Maps numbered 5715 B, 5715 C, and a prepared Speed Zone Ordinance suggested by the Texas League of Municipalities containing the recommended zone along SH 288.

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

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

Sincerely,

Signed by:

6ACCE87C44674E8
Ugonna U. Ughanze, P.E.
Director of Transportation Operations
Houston District

Attachments

CC: Tammy Bell, City Secretary, City of Manvel
Sylvester E. Onwas, P.E., District Traffic Engineer, Houston District, TxDOT
Gaurang S. Pandit, Transportation Engineer Supervisor, Houston District, TxDOT
Maria Aponte, P.E., Brazoria Area Engineer, Houston District, TxDOT
BC: Roberto V. Lewis, MBA, Transportation Specialist, Houston District, TxDOT
Igor Ginzburg, Transportation Engineer Specialist, Houston District, TxDOT

SPEED ZONE ORDINANCE

AN ORDINANCE ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF § 545.356, TEXAS TRANSPORTATION CODE, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION, UPON CERTAIN STREETS AND HIGHWAYS, OF PARTS THEREOF, WITHIN THE CORPORATE LIMITS OF THE CITY OF MANVEL, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200 FOR THE VIOLATION OF THIS ORDINANCE.

WHEREAS, § 545.356, Vernon's Texas Civil Statutes, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an Ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway;

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

Section 1. Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of § 545.356, Texas Transportation Code, the following prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described as follows:

Along **SH 288 (East FRTG)** from the point of 1.816 feet north of CR 58 (MP 5.700) to the point of 5.571 feet south of the CR 58 (MP 6.550) a distance of approximately 0.850 mile, the speed limit shall be **45 MPH**.

Along **SH 288 (West FRTG)** from the point of 2.286 feet north of CR 58 (MP 5.630) to the point of 2.133 feet south of the CR 58 (MP 6.467) a distance of approximately 0.837 mile, the speed limit shall be **45 MPH**.

Along **SH 288 (East FRTG)** from the point of 892 feet north of SH 6 (MP 8.105) to the point of 1.657 feet south of the SH 6 (MP 8.588) a distance of approximately 0.483 mile, the speed limit shall be **45 MPH**.

Along **SH 288 (West FRTG)** from the point of 443 feet north of SH 6 (MP 8.190) to the point of 1.657 feet south of the SH 6 (MP 8.588) a distance of approximately 0.398 mile, the speed limit shall be **45 MPH**.

Section 2. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not more than Two Hundred Dollars (\$200).

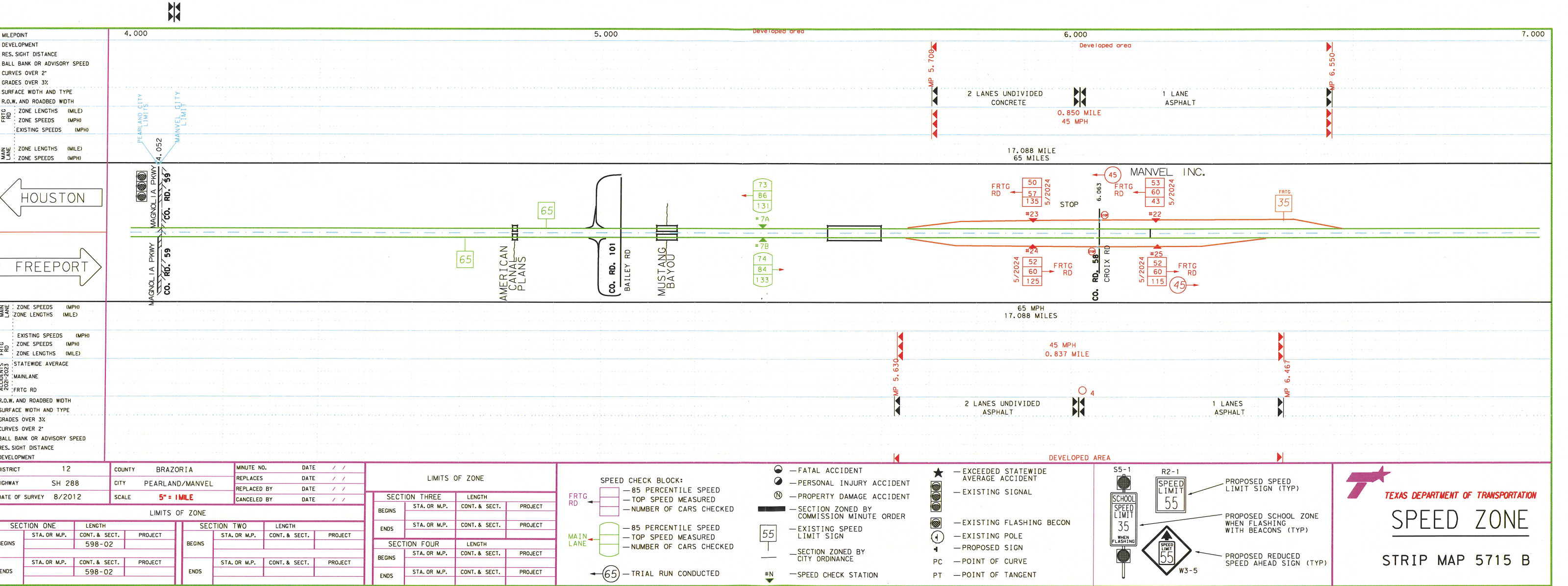
PASSED AND APPROVED THIS _____ day of _____, 2024

ATTEST:

APPROVED:

City Secretary

Mayor





MANVEL CITY COUNCIL DATA SHEET

MEETING DATE:

TOPIC: Acceptance of infrastructure improvements for Lake "E" Phase 2 and Lake "H" to Serve Pomona for Brazoria County Municipal Utility District No. 40, Brazoria County, Texas to begin the Two-Year Maintenance Period.

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

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

ATTACHMENTS: N/A

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Robbie Hall

FINANCE DIRECTOR APPROVAL Yes

CITY MANAGER APPROVAL Yes



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE:

TOPIC: Acceptance of infrastructure improvements for “Water, Sanitary Sewer and Drainage Facilities and Paving & Appurtenances to Serve Pomona Section 29 for Brazoria County Municipal Utility District No. 39, Brazoria County, Texas” to begin the Two-Year Maintenance Period.

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

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

ATTACHMENTS: N/A

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Robbie Hall

FINANCE DIRECTOR APPROVAL Yes

CITY MANAGER APPROVAL Yes



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE:

TOPIC: Final acceptance of infrastructure improvements for "Lake D Phase 3 & Lake E Phase 1" and release the associated maintenance bond.

BACKGROUND: City Staff has conducted a final acceptance walk-through for "Lake D Phase 3 & Lake E Phase 1." All punch list items have been addressed.

STAFF RECOMMENDATION: Staff recommends City Council accept the infrastructure improvements for this project and release the associated maintenance bonds.

ATTACHMENTS: N/A

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Robbie Hall

FINANCE DIRECTOR APPROVAL Yes
CITY MANAGER APPROVAL Yes

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

MISSION STATEMENT:

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

MINUTES 1/6/2025

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
Loren Smith - Attorney, Olson and Olson
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Rosa Donaire, Director of Finance
Chad Dumont, Personnel Director
Robbie Hall, Director of Public Works
Jose Abraham, Director of Development Services

Breah Knappe - Presentation/Update on the services offered by ACTIONS, INC. OF BRAZORIA COUNTY and opportunities for the City and ACTIONS INC. to work together.

Breah Knappe, Executive Director, provided the presentation.

A refrigerator, sink, microwave, and restroom are the basic needs to be able to have a center. Mayor Davis is looking into using the Church of the Harvest as the base for Actions in Manvel.

January 6, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Discussion on any topic as listed on the current agenda.

Discussion on agenda items;

Consent Agenda Item #2

Tracy with BBG spoke and addressed questions.

The raises proposed are \$2.50 per inspection and \$25 per plan review.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:13 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
Loren Smith - Attorney, Olson and Olson
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Rosa Donaire, Director of Finance
Chad Dumont, Personnel Director
Robbie Hall, Director of Public Works
Jose Abraham, Director of Development Services

Invocation

Inspirational Reading - Councilmember Hudson

Pledge

Presentations

Proclamation

National Human Trafficking Prevention Month - January 2025

Recognition

Manvel Junior High Student James Padron

Recognition of Manvel Art Contest Winners

- * Korinne Warner - K-5th Grade
- * Zoe Acena - 6-8th Grade
- * Annaliese Murphy - 9-12th Grade

Recognition of Parade of Lights Winners

- *288 S Slingshots Family - Spectacular Sparkle
- *Deondre 1940 Chevy - Greatest Community Pride
- *Gloria S Golf Cart - Best in Show

Recognition of Holiday Lights Showdown Winners

- * Gabriel Garza - Merry Masterpiece
- *Patrice Hinson - Holiday Spirit and Jolliest Home

Public Comments: "Comment Card" Required

Garrett Knox - 4835 Patterson

Kirby Expansion - Is not in favor of this and would like to see the funds for this project be used for current issues in Manvel concerning existing roads and drainage.

David Minceberg - Brief on PUD amendment.

City Manager Update

The City Manager highlighted upcoming meeting dates for other boards and commissions and reminded Council that their next meeting will shift to Tuesday, the 21st, due to MLK, Jr. Day.

The Strategic Plan adoption will be on the January 21st meeting agenda.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve a Second Amendment to the Agreement for Professional Inspection Services between the City of Manvel and TX BBG Consulting, Inc.
3. Approve City Manager to execute agreements for FF&E items for the Manvel Police Station Project.
4. Consideration and possible action to approve Resolution 2025-R-01;
RESOLUTION CONSENTING TO THE ADDITION OF LAND INTO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57.

Councilmember Perry made the motion to approve the Consent Agenda. Councilmember Opliger 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

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve a subdivision variance request seeking to vary Chapter 62, Sections 62-111(a) and (c), *Additional Street Requirements*, for an approximate 6.910-acre tract of land generally bounded by Old Massey Ranch Road (also known as McKeever Road or County Road 100) to the north, the Briscoe Canal to the east, and residentially developed properties to the south and west, for International Victory Christian Church (PID 171785) and authorize the Mayor to execute the Development Agreement (For Variance).

Elaheh Roohbakhsh, Associate Planner, provided the overview.

Staff recommends approval of the variance request to Chapter 62, Sections 62-111 (a) and (c), subject to the following conditions as specified in the development agreement:

1. The subdivision variance will expire upon a change of use from NAICS code 813110 Religious Organizations or further rezoning.
2. The subdivision variance will expire upon replatting of the property into multiple lots/reserves.

Councilmember Bonner made the motion to approve with conditions. 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

2. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-03 AN ORDINANCE AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANVEL ALTERING OR SETTING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF § 545.356, TEXAS TRANSPORTATION CODE, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION, UPON CERTAIN STREETS AND HIGHWAYS, OF PARTS THEREOF, TO WIT: SH 288 FRONTAGE ROAD, MANVEL, BRAZORIA COUNTY, [CONTROL SECTION 598-02], WITHIN THE CORPORATE LIMITS OF THE CITY OF MANVEL, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200 FOR THE VIOLATION OF THIS ORDINANCE.

Mayor Davis made the motion to approve. 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

3. Consideration and possible action to fill the Parks and Recreation Board Vacancy.

Mayor Davis made the motion to approve the appointment of Paul Sofka. 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

4. Consideration and possible action to approve a special called meeting on February 18, 2025, at 1:00 p.m. for a City Council Planning Session.

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

January 6, 2025 MANVEL CITY COUNCIL MEETING MINUTES

No: None
Absent: City Councilmember Place 5 Crystal Sarmiento
Abstained: None

Executive Session

The City Council will deliberate in closed, executive session pursuant to Section 551.072 of the Texas Local Government Code regarding the purchase of real property.

The City Council will deliberate in closed, executive session pursuant to Section 551.071 Texas Government Code, consultation with attorney regarding a matter that the attorney's duty requires to be discussed in closed session.

Mayor Davis convened the meeting into Executive Session at 7:14 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 8:08 p.m.

No action was taken during the Executive Session.

Regular Agenda

1. Consideration and possible action to approve Resolution 2025-R-03
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, DETERMINING THAT A FEE SIMPLE EASEMENT CONTAINING APPROXIMATELY 3.27 ACRES OF LAND IS NEEDED TO BE ACQUIRED FROM NEWPORT LAKES ESTATES DEVELOPMENT, LP, FOR THE EXTENSION OF KIRBY DRIVE AS A PART OF THE KIRBY DRIVE PROJECT FOR THE CITY OF MANVEL, TEXAS; AND AUTHORIZING THE INSTITUTION OF EMINENT DOMAIN PROCEEDINGS.

No action taken.

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 8:10 p.m. 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

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: January 21, 2025

TOPIC: Public Hearing followed by consideration of a city-initiated request to change the zoning classification of an approximate 0.18 acre tract of land generally located east of Uzzel Road (a portion of Property ID: 171882), from Open Single-Family Residential district (OSFR) to Open-Single-Family Residential district with Specific Use Permit (OSFR-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 7133990 “all other amusement and recreation industries”.

BACKGROUND: The subject site is an approximate 0.18-acre (400 feet X 200 feet) portion of a larger property located on the east side of Uzzel Road. The subject site can be accessed only from 9431 Uzzel Road, which is the location for City of Manvel Public Works Department. The subject site includes an existing concrete slab from a previous non-residential development spanning the entire site.

The City of Manvel Police Department and Houston Pipeline Company (owner), intends to enter into a 10-year lease agreement, to use the subject site as an outdoor shooting range for police firearms training. An annual payment of \$2,667 or a one-time lump sum of \$24,003 is being considered for the proposed lease agreement. Payments will begin in FY 2026 to allow for budget planning. The proposed use of a shooting range is classified as NAICS use 7133990 “all other amusement and recreation industries” and requires an SUP within OSFR district.

Currently, the Manvel Police Department lacks a similar facility and must rely on outside facilities, such as Alvin Community College and the City of Alvin shooting range for training. Establishing this dedicated training facility will enable officers to enhance their skills and maintain firearm proficiency within the city. The applicant is proposing a 21' X 42' wide earth berm based on National Rifle Association standards for sound mitigation. The applicant has also indicated the subject site being surrounded by trees and vegetation will further help in sound dampening. The applicant intends to utilize the parking areas available on the Public Works department property. The proposed use will also require placing of a storage container and a carport on site out of public view from Uzzel Road.

Section 77-50(e) of the Zoning Ordinance provides approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts. The attached staff report provides a discussion on these criteria. Generally, shooting ranges result in noise related concerns in the surrounding area where they are located. However, the proposed use is expected to have minimal impact in the area, given the following:

1. The immediate surrounding of the subject site includes non-residential land uses or

vacant land. The nearest residential homes are across from Uzzel Rd. The subject site is setback approximately 540 feet from Uzzell Rd. Existing vegetation and buildings serve as a buffer between the subject site and residences across from Uzzell Rd.

2. Since the proposed use is not a commercial operation and its use is limited to training for Manvel Police Department, change in traffic patterns is not anticipated.
3. The applicant is proposing to use suppressors, tall berms, and other best practices to reduce noise levels. Additionally, the normal hours of operation will be during the daytime and will not include any lighting or nighttime operations.

Please note that public hearing notices were sent out to property owners within 200 feet from the subject site, however, none of the properties across from Uzzell Rd were located within 200 feet.

STAFF RECOMMENDATION: City staff recommends approval of the requested SUP with three (3) conditions listed in the Staff Report.



PD&Z RECOMMENDATION: The PD&Z Commission recommended approval of Ordinance No. 2025-O-02 with a vote of six (6) "Yeas" to zero (0) "Nays" at their January 13, 2025, meeting.

ATTACHMENTS: Staff Report and Ordinance No. 2025-O-02

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Jose Abraham,
Director of Development Services

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



City Council Specific Use Permit Request

Agenda of:	January 13, 2025	Initiated By:	Jose Abraham Director, Development Services
Department:	Development Services	Presented By:	Jose Abraham Director, Development Services

Summary

This is a city-initiated request to change the zoning classification of an approximate 0.18 acre tract of land generally located east of Uzzel Road (a portion of Property ID: 171882), from Open-Single-Family Residential district (OSFR) to Open-Single-Family Residential district with Specific Use Permit (OSFR-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 7133990 "all other amusement and recreation industries". The City of Manvel Police Department and Houston Pipeline Company (owner), intends to enter into a 10-year lease agreement, to use the subject site as an outdoor shooting range for police firearms training. An annual payment of \$2,667 or a one-time lump sum of \$24,003 is being considered for the proposed lease agreement. Payments will begin in FY 2026 to allow for budget planning. The proposed use of a shooting range is classified as NAICS use 7133990 "all other amusement and recreation industries" and requires an SUP within OSFR district.

Exhibits

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Lease Agreement, Application, Letter of Authorization, Letter of Request, and Public Hearing Notice.

Recommended Action

A Public Hearing followed by consideration and action from the City Council to approve Ordinance No. 2025-O-02.

General Site Information

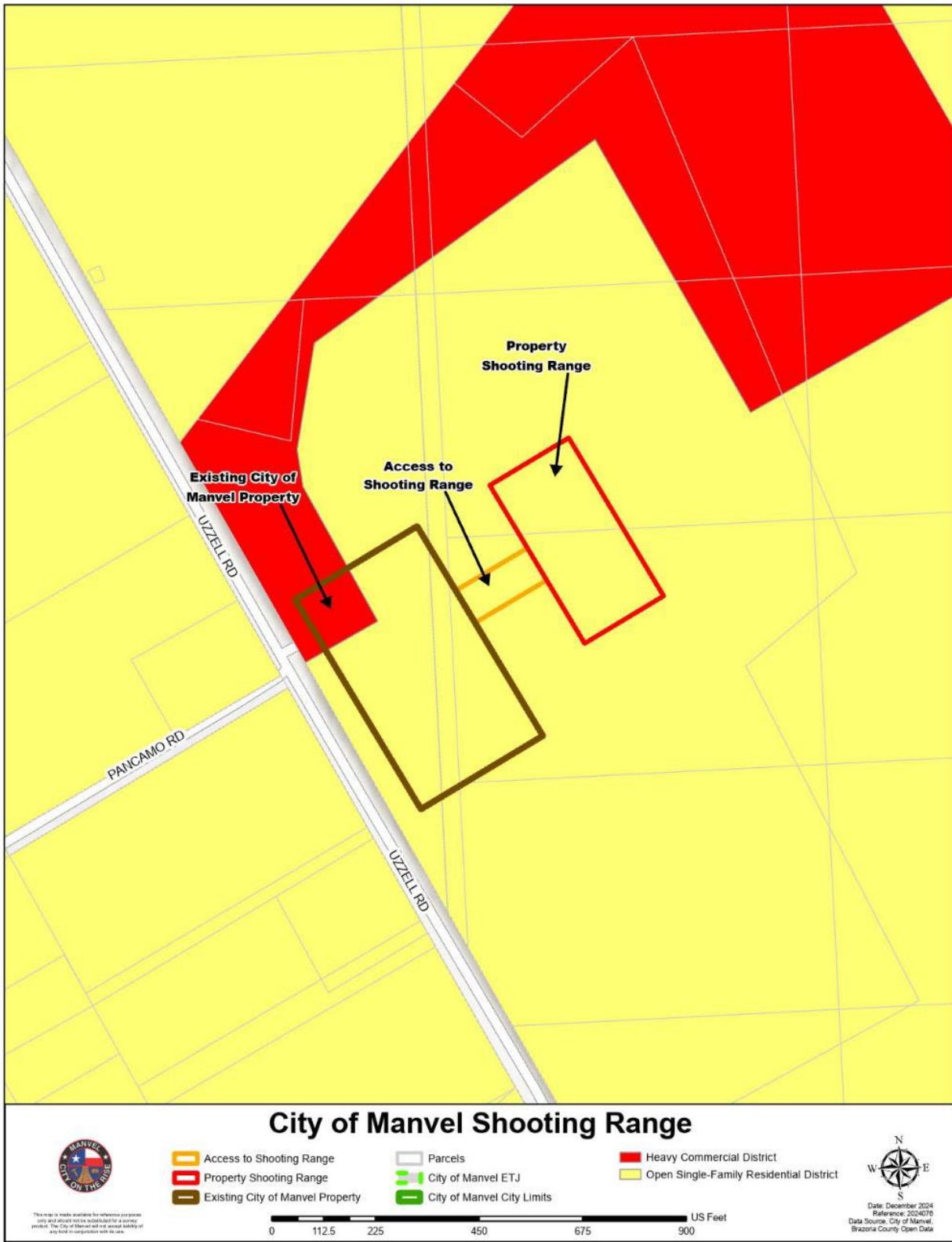
The following is a summary of general site information.

Surrounding Property Zoning	North: Open-Single-Family Residential District (OSFR)/ Heavy Commercial District South: Open-Single-Family Residential District (OSFR) East: Open-Single-Family Residential District (OSFR) West: Open-Single-Family Residential District (OSFR)/ Heavy Commercial District (HC)
Surrounding Land Use	North: Houston Pipeline Company LP industrial operation South: Undeveloped land East: Undeveloped land West: City of Manvel Public Works / Residential across from Uzzell Road

Aerial Vicinity Map



Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

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

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

Requested SUP and Staff Analysis

The subject site is an approximate 0.18-acre (400 feet X 200 feet) portion of a larger property located on the east side of Uzzel Road. The subject site can be accessed only from 9431 Uzzel Road, which is the location for City of Manvel Public Works Department. Uzzell Road is classified as a collector road and requires a minimum right-of-way width of 80 feet. The subject site includes an existing concrete slab from a previous non-residential development spanning the entire site. Currently, the Manvel Police Department lacks a dedicated arms training facility and must rely on outside facilities, such as Alvin Community College and the City of Alvin shooting range for training. Establishing this dedicated training facility will enable officers to enhance their skills and maintain firearm proficiency within the city. Therefore, the applicant Captain Christopher Day, on behalf of the Manvel Police Department is requesting this SUP to allow for a shooting range to operate on the subject site.

The applicant is proposing that the following be considered as part of reviewing this request:

- The shooting range is proposed to be surrounded by a 21’ tall x 42’ wide berm that meets National Rifle Association (NRA) standards, with mature trees surrounding the area to help mitigate sound.
- Normal operating hours will be during daylight hours, with occasional low light shooting during daylight savings, and no external lights or electricity are planned for the site.
- The existing concrete pad will make lead remediation easier in the future.
- Secure operation of the proposed shooting range will be defendant on the placement of a 20’ storage container out of public view.
- Additionally, a 20’ x 30’ carport will be provided to shelter officers during breaks. The shooting range will be restricted to certified police officers with Qualified Range Safety Officers conducting training. Limited public training events may be held a few times per year to cover

firearm safety, with at least two Qualified Range Safety Officers present. Parking will be accommodated at the nearby public works facility.

Criteria for Approval

Section 77-50(e) of the Zoning Ordinance provides the following approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts.

1. Conformance to Comprehensive Plan: The proposed shooting range does not directly tie into one of the comprehensive plan goals. However, a dedicated arms training facility for the Police Department facilitates promotes safety within the community, which is a recently adopted core value for the City of Manvel. A safe community is foundational to achieving all the land-use goals specified in the Comprehensive Plan.
2. Compatibility with the character of the neighborhood: The proposed shooting range will not include any high intensity development. The subject site is surrounded by vegetation and abuts vacant land and non-residential use, thereby, allowing some physical compatibility.
3. The suitability of the property for the uses permitted by right: The subject site is zoned OSFR but abuts non-residential uses on two sides. Also, the subject site includes an existing slab and would possibly need remediation before developing for single-family residential development. Therefore, the subject site is not the most suitable site for uses permitted by right.
4. Detrimental impact on nearby property: Generally, shooting ranges result in noise related concerns in the surrounding area where they are located. However, the proposed use is expected to have minimal impact in the area due to multiple reasons. The immediate surrounding of the subject site includes non-residential land uses or vacant land. The nearest residential homes are across from Uzzel Rd. The subject site is setback approximately 540 feet from Uzzell Rd. Existing vegetation and buildings serve as a buffer between the subject site and residences across from Uzzell Rd. The applicant is proposing to use suppressors, tall berms, and other best practices to reduce noise levels. Additionally, the normal hours of operation will be during the daytime and will not include any lighting or night-time operations.
5. Traffic and Parking issues: Since the proposed use is not a commercial operation and its use is limited to training for Manvel Police Department, change in traffic patterns is not anticipated. The existing Public Works facility provides enough parking for the proposed use.
6. Harm to the value of nearby properties: Since the abutting properties are either developed as non-residential uses or is vacant land, it is difficult to establish the impact of the proposed use on nearby properties. Even though noise related concerns can be minimized, the proposed use could have an impact the value of nearby properties. However, it is important to also note that the area includes land that is currently zoned Heavy Commercial.
7. Impedance to orderly development surrounding vacant property: a large portion of the surrounding property is owned by the same property owner.
8. Utility Provisions: The proposed use is not anticipated to have any further impact on utility provisions.

9. Safe site development and layout: The proposed shooting range will not include site improvements other than a berm, placement of a storage container, and a carport. The shooting range will be primarily used by Police Department for training purposes, therefore, no adverse impact on public or adjacent properties is anticipated.
10. Lighting: The absence of external lighting and limited daytime operation prevents light pollution and associated nuisance.
11. Landscaping and screening: The subject site is surrounded by existing trees and vegetation.
12. Other appropriate conditions and safeguards in the interest of health, safety or welfare: The range will be used exclusively by police officers and qualified personnel, with occasional public training events supervised by Range Safety Officers. These safety measures, along with a 540-foot distance from the proposed use to Uzzell Road, ensure compatibility with the neighborhood while addressing potential concerns. The applicant is also proposing to use suppressors, tall berms, and other best practices to reduce noise levels.

Staff Recommendation

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 7133990: "All Other Amusement and Recreation Industries" with the following conditions:

1. A 21' tall X 42' wide earth berm based on National Rifle Association standards shall be always maintained on the subject site.
2. All range equipment and accessories shall be stored in an existing secure building in close vicinity or a storage container located out of view from a public right-of-way.
3. All shooting shall be directed away from Uzzell Road.

Planning, Development and Zoning Commission Discussion and Recommendation

At the January 13, 2025, Planning, Development, and Zoning Commission meeting, there was a general discussion on the operation of the proposed shooting range. The applicant presented clarification on the general operation of the proposed use and also provided additional details of noise reduction measures to be considered. The PD&Z Commission recommended approval of Ordinance No. 2025-O-02 with a vote of six (6) "Yeas" to zero (0) "Nays" at their January 13, 2025 meeting.

Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received and staff is not aware of opposition. Please note that public hearing notices were sent out to property owners within 200 feet from the subject site, however, none of the properties across from Uzzell Rd were located within 200 feet.

Major Thoroughfare Plan Map



Application



Development Services

20025 Highway 6
Manvel, TX 77578
P: 281-489-0630
F: 281-489-0634

Specific Use Permit Application

Project Information

Project Name: Police Department Shooting Range
Project Location/Address: 400' X 200' vacant parcel located off Uzzel Rd behind/ east of Manvel Public Works Dept.
Legal Description: A0410 A B & M TRACT 30A1-31A-32A- 33A-38A-39A-40A-41A-46A (as per BCAD)
Current Zoning: O-SFR Proposed Land Use: Shooting Range NAICS No.: 713990
Parcel/Tax ID# (s): PID 171882 Total Acreage: 0.18 acres (80,000 Sq. Ft.)

Applicant Information

Applicant Name: Christopher Day, Patrol Captain / Keith Traylor, Director of Public Safety and Chief of Police,
Company Name: City of Manvel Police Department
Address: 6615 North Masters Road City: Manvel State: Texas Zip: 77578
Phone #: 281-489-1212 Email: ktraylor@manvelpd.org / cday@manvelpd.org

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 when requested in writing by either party.

[Signature]
Applicant Signature (REQUIRED)

12/5/2024
Date

Property Owner Information

Owner(s) Name: HOUSTON PIPE LINE COMPANY LP
Address: 1300 Main Street, 19th Floor (ROW) City: Houston State: Texas Zip: 77002
Phone #: 713.989.2865 Email: keith.tyree@energytransfer.com (Right-of-Way Dept.)

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]
Owner's Signature (REQUIRED)

12/5/2024
Date



Development Services

20025 Highway 6

Manvel, TX 77578

P: 281-489-0630

F: 281-489-0634

Submittal Checklist

So that we may efficiently review the City of Manvel's project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted by the City of Manvel with the 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 the City of Manvel's project **before** submitting this application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

Specific Use Permit Submittal Checklist Items	Required (Please Check)
Completed Specific Use Permit Application (with all signatures)	
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Applicant Letters of Request	
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	

Applicant Certification

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

Applicant Signature

Date

Letter of Authorization



Development Services

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.

HOUSTON PIPE LINE COMPANY LP

Owner Name

1300 Main Street, 19th Floor (ROW)

Owner Address

Houston, Texas

77002

Owner City, State

Zip

Date

2/5/2024

Building and Inspections 20025

Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Mark Vedral, certify that I am the Senior Director for Land and Right-of-Way representing owner (Houston Pipe Line Company LP) concerning the project property located at 6615 North Masters Road, Manvel, Texas 77578 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 Keith L Tyree with the company (Houston Pipe Line Company LP) to act as the Company representative for this project. I agree that my representative will be responsible for receiving payments of invoices due from the City of Manvel related to this application and the project lease. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure for the City of Manvel to remit invoice payments for services to the Company can lead to delays in this project – up to and including rejecting the project and forfeiting any fees or annual payments already paid.

Please contact our representative directly at 713.989.2865 if you have any questions. Sincerely,

Owner Name: Mark Vedral, Senior Director for Land and Right-of-Way

Owner Signature

Lease Agreement

SURFACE SITE AND ACCESS LEASE AGREEMENT

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 called 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

Letter of Request



CITY OF MANVEL

DEPARTMENT OF PUBLIC SAFETY

Police



6615 North Masters Road
Manvel, Texas 77578

<http://www.cityofmanvel.com>

Phone: (281) 489-1212
Fax: (281) 489-4401

Keith Taylor
Director of
Public Safety/
Chief of Police
281.489.1212

Shonna Bellow
Fire Marshal
281.489.0630

Daniel Franklin
Code
Enforcement
281.489.0630

John Sherman
Animal Control
281.489.1212

To: Jose Abraham – Director of Development Services.
From: Chris Day – Police Captain
Date: December 5, 2024
Ref: Shooting Range Specific Use Permit.

Jose, the Manvel Police Department would like to apply for a Specific use permit for the vacant parcel off Uzzel Rd behind/ east of the Manvel Public Works Dept. The Legal description is A0410 A B & M TRACT 30A1-31A-32A- 33A-38A-39A-40A-41A-46A (as per BCAD). This property is 400' x 200' 80,000 sq. ft. leased to the City of Manvel from the Houston Pipeline Company. We would like to utilize the area for a live-fire training range for the Police Department. Below are some key points.

- The entire range is surrounded by a 21' tall x 42' wide earth shooting berm that conforms to the NRA standard. There are also mature trees surrounding the area to help reduce sound.
- The normal hours of operation will be during daylight hours. Some low-light shooting training will occur during daylight savings when it gets darker early. There are no external lights or electrical on site.
- The site is a complete concrete pad, this will make lead remediation easier in the future and greatly reduce the environmental impact.
- This site will house a 20' storage container out of view from the public. The storage container is an essential piece of security equipment to keep the range equipment safe from possible theft.
- The site will also have a 20' x 30' carport to keep officers out of the elements during breaks.
- The nearest house is almost 1000' away from the site. No shooting will be in the direction of the houses or Uzzell Road.
- This shooting range will not be open to the public. Only Certified police officers with Qualified Range Safety Officers will conduct training on location. A few times a year we can hold training events for members of the public, to go over firearm safety. These training events will be hosted by the Manvel Police Department and at least 2 Qualified Range Safety Officers will be in attendance.
- There is an area at the public works facility that we will utilize for parking.

Thank You for your help with this matter.

Chris Day
Patrol Captain
Manvel Police Department.

Public Hearing Notice to run on Sunday 12/29/2024

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JANUARY 13, 2024, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON TUESDAY, JANUARY 21, 2024, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.18 ACRES TRACT OF LAND GENERALLY LOCATED EAST OF UZZEL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZEL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 "ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES"; 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. /S/ TAMMY BELL, CITY SECRETARY.

ORDINANCE NO. 2025-O-02

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZELL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZELL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 “ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES”; 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, Houston Pipe Line Company LP, is the owner (the “Owner”) of a certain 0.18-acre tract of land (400’ x 200’ vacant parcel of Property ID: 171882) generally located East of Uzzell road, with access to property from 9431 Uzzell a map of which is attached hereto as Exhibit “A”; and

WHEREAS, the 0.18-acre tract is currently zoned Open-Single-Family Residential District; and

WHEREAS, the applicant, City of Manvel Police Department, has filed an application to change the zoning classification of the 0.18-acre tract to Open-Single-Family Residential District with a Specific Use Permit (OSFR-SUP) allowing the proposed use of the property for NAICS use 713990 “All Other Amusement and Recreation Industries”; and

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

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

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

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

Section 2. The zoning classification of a certain 0.18-acre tract of land (400' x 200' vacant parcel of Property ID: 171882) generally located East of Uzzell road, with access to property from 9431 Uzzell a map of which is attached hereto as Exhibit "A" attached hereto, shall be changed from Open-Single-Family Residential District (OSFR) to Open-Single-Family Residential District with a Specific Use Permit (OSFR-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. All Other Amusement and Recreation Industries– (NAICS 7133990)

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

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. This proposed use of a “All Other Amusement and Recreation Industries” and site may not be changed or expanded except by amendment of this Specific Use Permit.

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

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

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

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

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

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

- (1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or
- (2) That one of more of the conditions imposed by the permit has not been met or has been violated.

PASSED AND APPROVED on first reading this _____ day of _____, 2025.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2025.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Exhibit A

Certain 0.18-acre tract of land (400' x 200' vacant parcel of Property ID: 171882) generally located East of Uzzell road, with access to property from 9431 Uzzell.



Exhibit B

Conditions of Approval:

1. A 21' tall X 42' wide earth berm based on National Rifle Association standards shall be always maintained on the subject site.
2. All range equipment and accessories shall be stored in an existing secure building in close vicinity or a storage container located out of view from a public right-of-way.
3. All shooting shall be directed away from Uzzell Road.

RESOLUTION NO. 2025-R-02

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL,
TEXAS, APPROVING AND ADOPTING THE CITY’S VEHICLE
REPLACEMENT POLICY; AND PROVIDING AN EFFECTIVE DATE.**

* * * * *

WHEREAS, the City of Manvel, Texas (“City”), recognizes the importance of maintaining a safe, efficient, and reliable vehicle fleet to support the delivery of public services; and

WHEREAS, the development and adoption of a Vehicle Replacement Policy (“Policy”) will establish a standardized framework for evaluating, budgeting, and managing the timely replacement of city vehicles to minimize operational disruptions and reduce maintenance costs; and

WHEREAS, the Policy aims to promote fiscal responsibility, enhance sustainability, and ensure the City’s ability to meet operational needs;

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

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

Section 2. The City Manager, or their designee, is authorized to implement the Policy and to make administrative adjustments as necessary to ensure effective and efficient application of its provisions.

Section 3. The Vehicle Replacement Policy for the City of Manvel, a copy of which is attached hereto as “Exhibit A” dated January 21, 2025, and for all things made a part hereof, is hereby adopted and approved as the Vehicle Replacement Policy for the City of Manvel.

Section 4. This Resolution shall take effect immediately upon its passage.

PASSED, APPROVED, AND RESOLVED this ____ day of _____, 2025.

ATTEST:

Dan Davis
Mayor

Tammy Bell, City Secretary



City of Manvel

20031 Highway 6 Manvel, Texas 77578

Phone: 281-489-0630

VEHICLE REPLACEMENT POLICY

January 21, 2025

1. Purpose

The purpose of the Vehicle Replacement Policy is to establish guidelines for the acquisition, maintenance, replacement, and disposal of city-owned vehicles. This policy aims to manage the city's vehicle assets effectively while maintaining safe, efficient, and cost-effective services for the public.

2. Scope

This policy applies to all city departments and divisions that use, manage, and maintain city-owned vehicles. It includes vehicles used by city staff for official city business; including cars, trucks, emergency response vehicles, utility vehicles, and heavy equipment.

3. Vehicle Replacement Structure

A. Establishment of Vehicle Replacement Fund

- The City has established a Vehicle Replacement Fund to accumulate resources for the purchase, maintenance, and replacement of city-owned vehicles.
- The Vehicle Replacement Fund will be maintained in a dedicated account within the city's financial system.

B. Replacement Sources

- The Vehicle Replacement Fund will be supported by the General Fund, Utility Fund, and Fund Balance.
- Additional revenue sources may include sale proceeds from surplus vehicles, insurance reimbursements, grants, and other applicable Replacements.

C. Replacement Management

- The Vehicle Replacement Fund will be managed by the Finance Department in cooperation with all departments that operate city-owned vehicles.
- Quarterly audits by each department will be conducted to ensure transparency and accountability.

4. Vehicle Replacement Policy

A. Replacement Criteria

Vehicles shall be eligible for replacement based on the following criteria:

- **Mileage:** Passenger vehicles at 100,000 miles; heavy-duty vehicles and equipment at 150,000 miles.
- **Age:** Passenger vehicles at 10 years or based on operational wear and tear.
- **Condition:** Vehicles that show excessive wear, high maintenance costs, or safety concerns will be prioritized for replacement.
- **Heavy Equipment:** This equipment will be measured in hours of use for replacement.

B. Replacement Schedule

- Each Department (as applicable) will develop a replacement schedule and submit it to the City Manager's Office and the Finance Department for annual review and approval.
- Departments will receive notifications in advance of replacement needs to facilitate budget planning.

C. Replacement Funding

Replacement costs will be covered by the Vehicle Replacement based on the city's replacement schedule.

5. Acquisition of New Vehicles

A. Vehicle Acquisition Approval

- Any new vehicle acquisitions outside of the replacement schedule must receive prior approval from the City Manager.

B. Purchasing Procedures

- All vehicle purchases will follow city procurement policies to ensure competitive pricing and vendor compliance.

6. Maintenance and Operations

A. Maintenance Standards

- All city-owned vehicles will undergo routine preventive maintenance, including oil changes, tire rotations, inspections, and any other service necessary to ensure safety and longevity.

B. Cost Allocation

- Maintenance costs will be allocated to each department based on their vehicle usage. Departments will be charged back for major repairs, while routine maintenance costs will be covered by the Vehicle Replacement.

C. Vehicle Condition Reporting

- Departments will report vehicle condition regularly, including mileage and any damage or needed repairs, to the Public Works Department.
- Unsafe vehicles will be taken out of service immediately until repairs are completed.

7. Disposal of Surplus Vehicles

A. Surplus Criteria

- Vehicles will be deemed surplus and eligible for disposal if they are:
- Past the recommended replacement age or mileage.
- Determined to be unserviceable or economically impractical to repair.

B. Disposal Methods

- Surplus vehicles will be sold at public auction, traded in for new purchases, donated to other government entities, or recycled if no longer operational.
- proceeds will be returned to the Vehicle Replacement to support future purchases.

C. Documentation and Records

All surplus disposals will be documented, including vehicle condition, final sale price, and transfer of ownership. Records will be kept on file by the Finance Department.

8. Fuel and Fuel Efficiency

A. Fuel Allocation

- Fuel costs will be allocated to each department based on actual fuel usage.
- City departments are encouraged to conserve fuel and adopt fuel-efficient practices.

B. Fuel Efficiency Standards

- The City shall prioritize purchasing fuel-efficient vehicles whenever possible.
- Departments will report fuel consumption annually to assess and improve fleet efficiency.

9. Policy Review and Update

- The Vehicle Replacement Policy will be reviewed every three years by the Finance Department and Public Works Department to ensure it meets the city's operational and financial goals.
- Policy updates will be presented to the City Manager for approval if necessary.

This policy ensures that the city's Vehicle Replacement is managed effectively, enabling sustainable vehicle operations that meet the needs of city departments and public services while maintaining fiscal responsibility.

RESOLUTION NO. 2025-R-04

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANVEL, TEXAS, ADOPTING THE “MANVEL 2045 STRATEGIC
PLAN.”**

* * * * *

WHEREAS, on July 3, 2023, City Council authorized the commissioning of a Strategic Plan for the City of Manvel’s vision; and

WHEREAS, on February 2, 2024, the City Council approved a contract with the firm of Kendig Keast to develop the Strategic Plan after involvement of the community; and

WHEREAS, the draft Strategic Plan has been developed with input from the resident of the City of Manvel, and has been presented to the Manvel Economic Development Corporation, Planning Development & Zoning Commission and the City Council; and

WHEREAS, the Strategic Plan is now ready to be presented to the City Council for approval and adoption; and

WHEREAS, adoption by the City Council demonstrates its commitment to the future vision planning for the City of Manvel; 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 “**STRATEGIC PLAN - MANVEL 2045**”

Section 2. This Strategic Plan shall be a vision document to guide the future growth of the City of Manvel.

PASSED, APPROVED, AND RESOLVED this the _____ day of _____, 2025.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: January 21, 2025

TOPIC: Consideration and possible adoption of the Manvel 2045 Strategic Plan .

BACKGROUND: This item relates to the adoption of a Strategic Plan for the City of Manvel. This the first part of a larger project involving the development of a Strategic Plan and updates to the City's Comprehensive & Master Thoroughfare plans. Funding for this project was included in the FY2023-2024 budget. Kendig Keast Collaborative was selected for the project

The development of Manvel 2045 Strategic Plan involved public engagement exercises, focus group meetings, socio-economic data collection, and staff input. The guiding principles established by the Strategic Plan will help in updating the city's Comprehensive Plan and Major Thoroughfare Plan. In combination the three plans will provide a unified vision, goals, and specific action steps for the future growth and development of the City of Manvel.

ATTACHMENTS: Resolution No. 2025-R-04 and Draft Manvel 2045 Strategic Plan

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Jose Abraham,
Director of Development Services

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

MANVEL 2045 STRATEGIC PLAN



Manvel 2045 Strategic Plan

Adopted XX.XX.25



KENDIG KEAST
COLLABORATIVE



INTRODUCTION

Strategic plans come in many forms, and they vary in their focus. Some are done for businesses or organizations, including churches and non-profits, to help clarify their internal mission and confirm



Image Source: Open.edu

essential values.

The resulting plan then provides a basis for “strategic” decisions on how best to allocate available resources or invest for future growth. Educational institutions, from universities to local school districts, also engage in strategic planning for similar reasons. Militaries especially need to crystallize their strategic aims, for a single upcoming battle or for their overall defense mission. Even a football coach’s game plan reflects strategic thinking on how best to move the ball down the field, against a similarly game-planned opponent, to get across a literal goal line.

Government entities, including cities and counties, also prepare strategic plans at times. Such plans are often a hybrid of the types described above. Some are similarly focused on defining a set of “core values” and establishing an internal organizational structure with clear roles that will yield operational efficiencies. As with other types of purposeful organizations, a public agency intends to use strategic planning to help optimize its mission of delivering public services and promoting public health, safety and welfare. Specialized public functions, often with an appointed board of directors such as a lead agency for economic development, also use strategic planning to ensure a sustained focus on activities that will produce the best results – however “best” was defined through the strategic planning process, and often linked to performance metrics or other measures of progress.

“Strategic Planning” is ...

The process of arriving at a clear consensus (“getting on the same page”) about:

1. **Where you are** — and have been.
2. **Where you want to be** — or how to avoid where you are headed if nothing changes.
3. **How you will get from here to there** — i.e., how best to position yourself for the future.

The real goal — and benefit — from strategic planning is common understanding of your situation and core functions, now and in the future. The ultimate goal of strategic planning and thinking is to position oneself to anticipate needs and desires versus reacting most of the time.



Image Source: Wallpapers.com

A Comprehensive Plan ...

Lays out a “big picture” vision and associated goals regarding the future growth and enhancement of a community. It is comprehensive” in two ways, by:

1. Considering at once the entire geographic area of the community, including areas where new development and redevelopment may occur, as opposed to more specialized plans and studies that focus on particular sub-areas of the city.
2. Assessing near- and longer-term needs and desires across a variety of inter-related topics that represent the key “building blocks” of a community (e.g., land use, transportation, urban design, commercial development, redevelopment, neighborhoods, parks and recreation, utility infrastructure, public facilities and services, etc.).

Through a comprehensive plan, a community considers how best to accommodate and manage its projected growth, as well as the redevelopment of older neighborhoods and commercial and industrial areas. Such plans are intended to ensure that ongoing development and redevelopment will proceed in an orderly, well-planned manner so that public facilities and services can keep pace and residents’ quality of life will be enhanced. Significantly, by clarifying and stating the City’s intentions regarding the area’s physical development and infrastructure investment, the plan also creates greater predictability for residents, land owners, developers and potential investors.

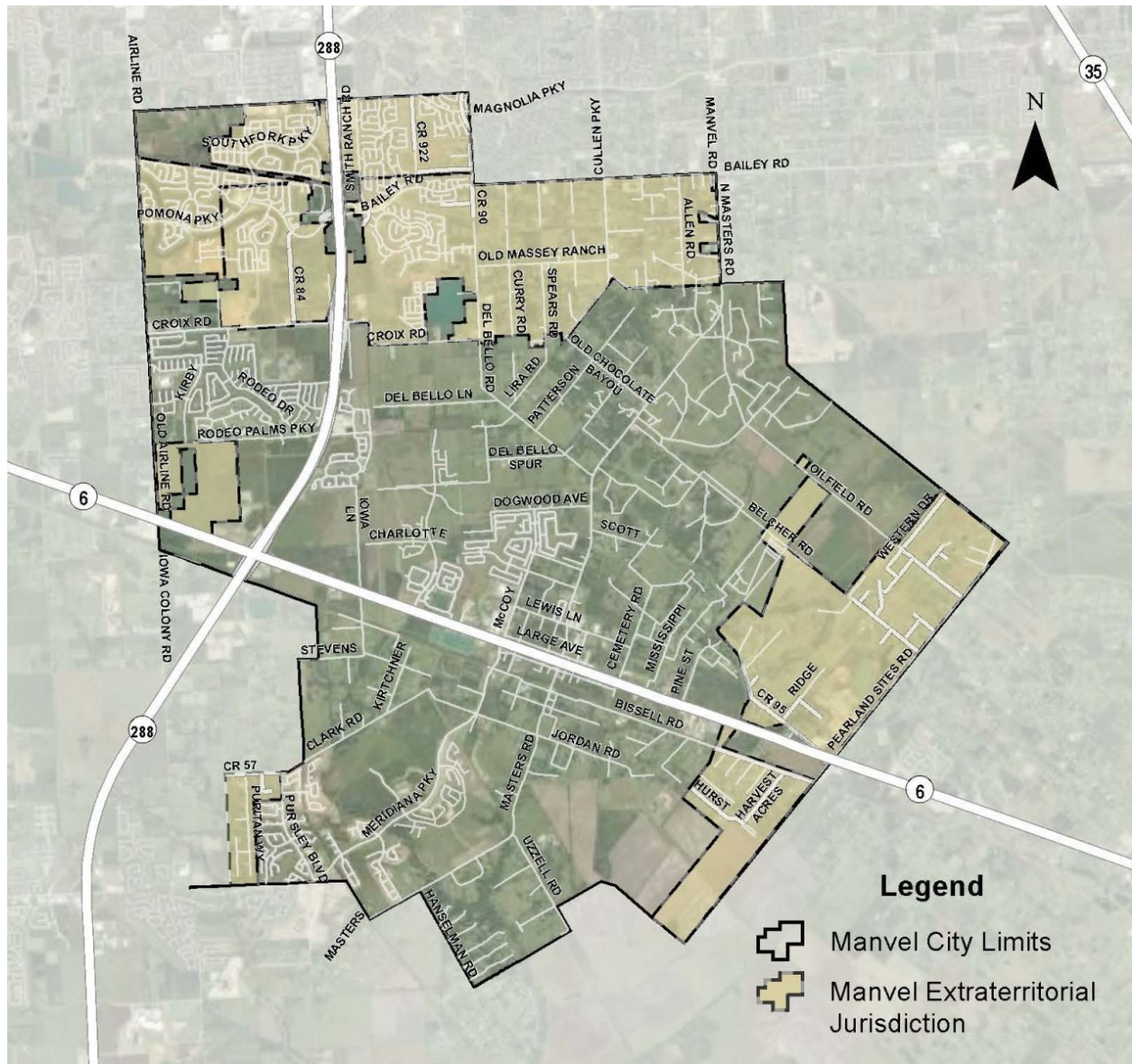
Other local government strategic planning efforts are more of the “**vision plan**” variety, enabling local officials, residents and other stakeholders to look outward first and consider what type of community theirs may turn out to be – and, more importantly, how they would prefer it to be – in the years ahead. This Manvel 2045 Strategic Plan falls squarely within this vision-based type of strategic planning. It shares many of the elements described above, but it also was prepared in anticipation of, and as a guiding document for updating Manvel’s citywide Comprehensive Plan. Therefore, this Strategic Plan has more of a physical planning orientation, aiming to link core values and community aspirations to the issues and topics that comprehensive plans typically address, including:

- the future use of land in the area;
- local housing needs and options;
- how people will travel in and around Manvel – and safely do so;
- opportunities for outdoor recreation and enjoyment of both sports and nature;
- what types of business and industry will comprise the area’s long-term tax base, along with residential taxpayers, to fund public services and improvements; and



Image Source: Medicaldaily.com

or near-term actions an organization should take to achieve some essential objectives that will be clear difference-makers in carrying out the organization’s mission and working toward some ultimate vision.



Manvel’s city limits and extraterritorial jurisdiction at the time of this Manvel 2045 Strategic Plan.

VISION AND MISSION

VISION

MANVEL
2045

A distinctive, ~~secure and safe~~ and highly livable suburban community that combines the best of city and country living – including ~~verdant~~ natural landscapes, excellent public services and a variety of quality, ~~in-town~~ housing, ~~and shopping~~, and lifestyle opportunities — ~~in a curated, oasis-like environment amid the south central portion of the Houston metro area.~~

A “Vision” ...

Describes where you want to be in the future, as a community, an organization, etc. It is usually “big picture” and long range – a statement of aspirations. It depicts where you should be when all your strategies are implemented. The sentiments and determination expressed through a vision statement should become the driving force that energizes all subsequent efforts to marshal available resources and capabilities toward achieving the desired outcomes.

MISSION MANVEL 2045

With the City of Manvel committed to fostering a safe, vibrant and responsible community for all its residents, and with its elected leaders recognizing the importance of establishing a clear mission statement and core values to guide the City's actions and decisions, the City Council in 2024 adopted this new Mission Statement:

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

In pursuing its mission, City leaders, management and staff are guided by these **core values**:

1. Quality
2. Service
3. Transparency
4. Accountability
5. Stewardship
6. Engagement
7. Safety

A "Mission" ...

A Mission defines what an organization sees as its core activities and responsibilities, on more of a day-to-day basis, in working toward achieving its longer-term vision. In this way it is more task-oriented compared to more general vision statements. Both a vision and mission are based on fundamental values and identification of priorities amid many competing demands on time and resources. For both, the bottom line is: "What are you trying to accomplish?"

COMMUNITY VALUES

Along with a statement of values that is inward-focused, as above, to support the City's operations and policy- and decision-making processes, the Manvel Plans team also identified a set of community values through its [outreach and engagement efforts](#). In listening to stories and memories about Manvel, along with residents' desires and concerns for its future, the following values came through consistently:

Values ...

Identify what matters most to a community and how it wishes to be viewed by others. Shared values inform the vision.

- Enjoying a “town and country” lifestyle.
- Being a part of – yet apart *from* – Greater Houston.
- A commitment to neighborliness and family values.
- Desiring safe, uncongested roads and neighborhoods.
- Supporting local institutions and businesses.
- Providing safe and enriching environments for children and seniors.
- Preserving the area's natural, rural landscapes.
- Keeping the cost of housing as attainable as possible for the most people.
- Taking pride in an open and friendly community spirit.

Without a vision built on community values, decisions that impact those shared values will be made without a solid foundation. Therefore, a framework for [values-based, priorities-driven decision making](#) is another fundamental intended outcome from the Manvel 2045 Strategic Plan process, along with providing direction for Manvel's Comprehensive Plan and Thoroughfare Plan updates (in terms of prioritizing data/information needs, providing a focus for ongoing community and leadership engagement activities, etc.). Then, going forward, Manvel officials and staff can apply the new vision – along with the guiding principles presented below – when weighing various choices. Examples include annual budgeting, capital project planning, department programs and staffing, grant pursuits, new or expanded partnerships, and zoning applications and land development proposals, among others.



Image Source: GeneticLiteracyProject.org

GUIDING PRINCIPLES

Based on the Vision and Mission, and the core values from which they originated, the Manvel Plans team also compiled the series of Guiding Principles listed below. Such principles are another centerpiece of a strategic plan. They also provide a bridge between this plan and Manvel’s Comprehensive Plan given how they are defined below, and how they will also be incorporated into the Comprehensive Plan.



A “Guiding Principle” ...

Expresses a basic philosophy or operating policy that will apply regardless of the course of action ultimately chosen. In essence, such principles frame how the organization goes about pursuing its Mission. The guiding principles should be consulted when making crucial decisions and when evaluating the results of previous decisions and actions (i.e., “Have we made our community more [insert a guiding principle such as Connected]?”).

Today and into the Future, Manvel will strive to be more ...

SAFE



Manvel will be a safe, protective and disaster-resistant community with reduced-speed traffic on local streets, ample sidewalks, engaged residents, responsive public services, and neighborhoods and infrastructure consciously designed to protect lives and property.

CONNECTED



Manvel will be an increasingly connected and accessible community, both in a physical sense and through events and other places and opportunities for its residents to gather and interact. It will expand upon its regional ties via highways and arterials to include a network of local through-streets, in-city trails and sidewalk-equipped neighborhoods except in its most rural areas. Evolving technology and network speeds will link it even more to the nation and world. It will be an inclusive and neighborly community that provides opportunities for youth, seniors and residents to thrive, including through more alternative mobility options.

SUSTAINABLE



Manvel will be an even more fiscally and environmentally sustainable and resilient city that protects its natural resources, encourages alternative and redundant forms of transportation and energy, adapts smoothly to change, seeks to mitigate weather-related hazards and damage to property, and strikes a balance between its commercial and residential tax bases, and between areas of the community with visibly distinct suburban character relative to rural character.

PRUDENT



Manvel will be prudent in how it safeguards its long-term financial position, in part, through an ongoing commitment to strategic and comprehensive planning as it continually monitors and evaluates the “best” way to grow, develop and mature as a community.

OPPORTUNISTIC



Manvel will maintain its emphasis on phased economic development as its residential population continues to build, and as new market opportunities become feasible and attractive in such a growing community. The City of Manvel and the Manvel Economic Development Corporation will continue to sync their strategic planning efforts to ensure that private and public investments are aligned and consistent with community values and objectives for making the city an appealing place to live, work and invest.

HEALTHY



Manvel will be a vibrant, healthy and wellness-focused community that encourages recreation and outdoor lifestyles, promotes walkability and access to healthcare services and fresh food, and provides opportunities for positive community interactions.

AGE-FRIENDLY



Manvel will be a full life-cycle, age-friendly community that promotes quality of life at all life stages and encourages lifelong learning, personal autonomy, non-auto forms of mobility, diverse housing options for residents to age-in-place, and opportunities for both youth and seniors to make meaningful contributions to civic life.

WELCOMING



Manvel will continue to be an open and welcoming place that respects diverse people and opinions, appreciates (if not always approves) good-faith investments in the community, provides opportunities for meaningful and constructive community dialogue and feedback, and operates with the highest levels of decorum and civility.

The descriptive words below resulted from a May 2024 online survey of residents and others (taken by 676 individuals), and specifically when asked to “describe a better version of Manvel you would like to see upon your return if you had to leave Manvel and came back in 20 years to live here again.” Larger word sizes indicate the words mentioned most.



CONTEXT: MANVEL TODAY AND TOMORROW

What Do We Like About Our City Now, and What Would We Like to Change?

Manvel is a slice of small town Americana nestled within the vast suburban landscape that is metropolitan Houston. This is reflected in the community's physical traits – its juxtaposition of low-intensity development interspersed with rural landscapes and natural scenery. It is also reflected in the mindsets of many of its residents who value a slower pace of life and in getting to know, and looking out for, one another. Manvel is also relatively affordable and accessible. It is a place that is easy to get to and around. Life is simply *simpler* here. Manvel is more than just a place on a map – it is a refuge, a haven and a state of being.

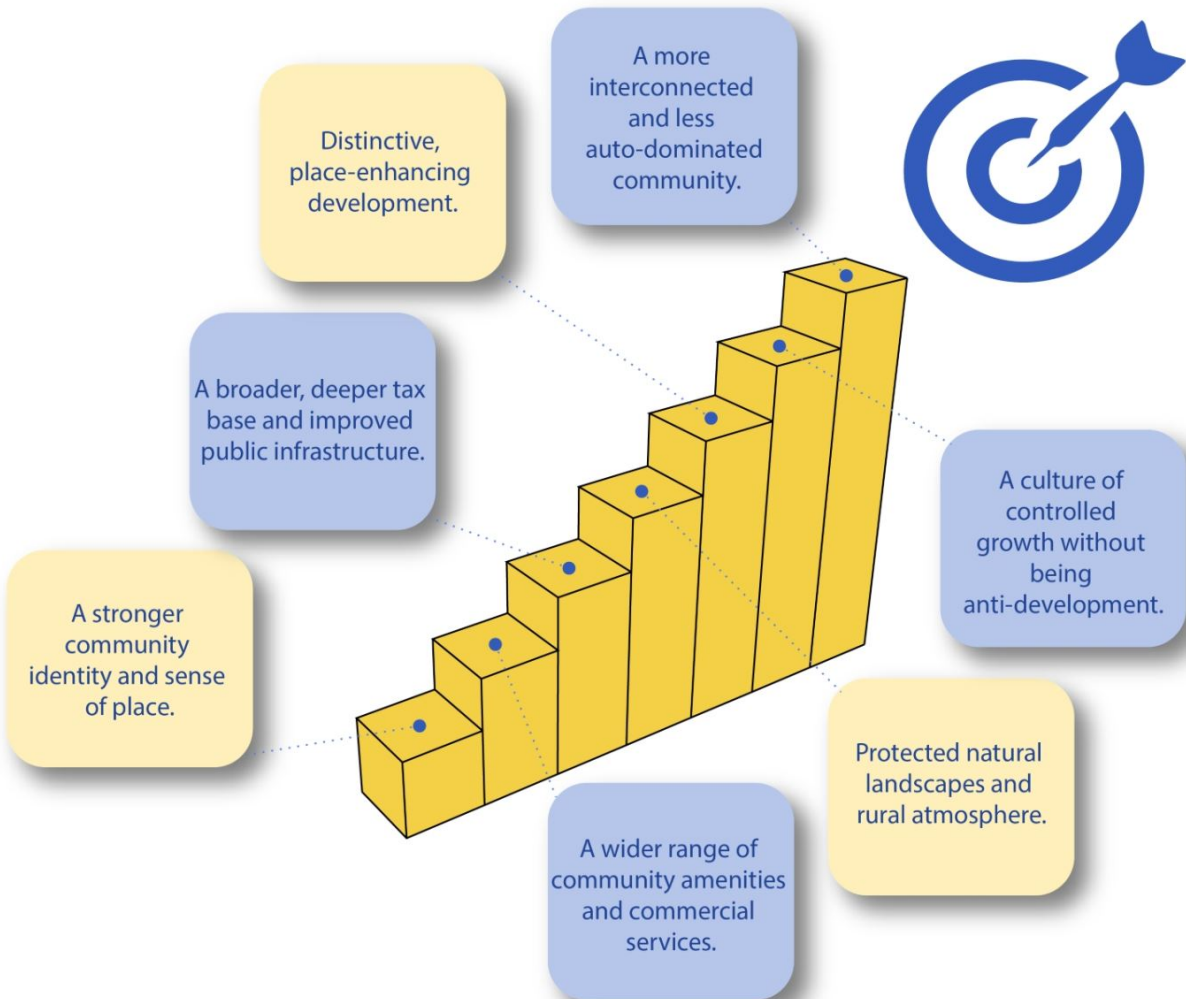


Source: City of Manvel

What Do We Want in the Future?

As a community, we know that new development is coming and that a certain amount of it is welcome and needed. We want to make sure, however, that it fits in and does not overwhelm us. We do not want the same anonymous, standard-issue developments that we see everywhere else. We also do not want the wall-to-wall traffic and visual clutter that comes with it. We want something very different and better. We want something that expresses the special qualities of our community, helps define our identity and reinforces our sense of community. We want something that allows us to grow sensibly and sustainably. We want to stand out from the crowd but not in a showy or exclusive way.

Aims and Aspirations



Area Trends and Influences

From the leadership and community engagement for this plan, plus the Manvel Plans team's own deep familiarity with the Houston metropolitan region, the following broader factors were identified as also providing context for Manvel's strategic and comprehensive planning:

- Metropolitan Houston continues to grow outward, fueled by freeway system upgrades and expansions (i.e., State Highway 288 and State Highway 99/Grand Parkway) and the "flight to affordability."
- Metropolitan Houston has an increasingly diverse, mobile and commute-tolerant working population.
- The Houston-area economy continues to expand and diversify.

- Regional housing costs continue to rise.
- Storm risks and resulting power outages will continue to plague the region.
- Remote work has become routinized, making telecommuting a viable, permanent lifestyle/career choice for some share of workers.
- E-commerce has resulted in the need for fewer physical merchandise stores. Those remaining are increasingly large national discount retailers except in the most affluent markets.
- Specialty retail stores are consolidating in fewer, highly-selective locations (e.g., areas of relatively high housing density and high area household incomes) as retail continues to “follow rooftops.”
- E-commerce has exploded the demand for large distribution warehouses, with their associated truck traffic, even in formerly rural areas.
- National and regional markets remain generally weak for traditional professional office space. Firms are occupying less but better space in high-profile locations. Co-working spaces have become a permanent part of the office world.
- Aging homeowners in many areas remain locked in oversized homes due, among other reasons, to a lack of quality senior housing options.
- First-time homeownership is becoming increasingly out of reach for many young individuals and families.



Shared Priorities and Concerns

The Future Manvel survey cited above asked residents what they value most about living in Manvel, as well as concerns they have for their city’s future. In addition to the survey, the Manvel Plans team hosted 10 community outreach events (9 listening sessions with small groups of interested residents, and a community-wide Forum



on Manvel’s Future, all completed in April 2024), along with two workshop sessions each with City Council and with City management and department directors. The follow-up survey during May helped validate what was captured through the in-person conversations, in part, by including “drill-down” questions on the hopes and concerns Manvel residents and leaders had expressed. *The appendices to this plan provide documentation of the survey results, and of the in-person activities.*

The results from all these interactions provided insight into local



values and priorities that established the basis for the vision and guiding principles in this plan. Analysis of this input revealed that while there are various features and considerations about Manvel that people do not always agree on, many people share basic values as itemized above. Examples of the most frequently cited priorities and concerns include an appreciation of natural assets and the outdoors, concerns about growth, and interest in having a safe, inclusive, neighborly and visually attractive community.

Shared Priorities

The following topics consistently came up as being valued in Manvel, sometimes to register concern about how something might change or be threatened:

- We need to guide and manage development (especially along State Highway 6).
- Our infrastructure needs to keep up with development, especially stormwater management.
- We need to preserve nature and open space.
- We need a deeper and more varied commercial tax base that includes smaller-format, specialty (non-discount) stores.
- We want a proper and walkable Town Center area.
- We want more amenities: shopping, entertainment, parks, trails, new library, walkability.
- Horse trails and rural heritage are also important.



- We need improved regional mobility.
- Our city lacks identity – we need to distinguish ourselves.
- We are worried about eventual “Pearlandization” of Manvel.

Shared Concerns

The following topics consistently came up as being concerns about the future of Manvel, although in some instances residents differed as to why they were concerned about an issue:

- Traffic.
- Safety (both basic security and current hazards when biking or walking).
- Anonymous cookie-cutter suburban development.
- Detached, disengaged residents.
- Inadequate, underfunded infrastructure.
- Loss of rural heritage and small town “feel.”
- Lack of community identity, cohesion and a sense of belonging.
- Decreasing housing affordability and options.
- Keeping urban Houston at a comfortable “arm’s length.”



Community Input Sampler



BREAKING IT DOWN: What is Community Identity?

Numerous Manvel residents consulted for this plan lamented that the city lacks a strong identity and sense of place. A common theme was that many residents identify with their neighborhood or subdivision but not with the city at large. There was even a reported lack of awareness, among some residents, of actually residing inside the city. Although difficult to pinpoint with precise words, the implication was that Manvel's lack of discrete and definable activity areas (including a recognizable downtown), its indistinguishable subdivisions and streetscapes, and its lack of decorative monументation ("Welcome to" signs, etc.) contribute to its "placeless" quality. It may also have something to do with the current difficulty of classifying growing Manvel by familiar community types – is it rural or is it suburban (but certainly not urban)?



There is a natural tendency to think of a community's identity mainly in terms of its physical features: its aesthetics and "character." Discussed mainly in terms of architectural design and greenspace, "community character" also includes:

- the design quality of public spaces and infrastructure;
- the type and amounts of open space and landscaping;
- the sizes, shapes and spacing of buildings; and
- the prevalence of things like signs, lighting, noise, traffic and public art.

It also has to do with a community's ease of movement and overall livability.



A community's identity is also strongly shaped by the familiar **landmarks and symbols** that distinguish one community type from another. For example, the town squares, main streets, corner stores and painted water towers that symbolize small town America

versus the wide roads and chain stores typical of modern suburbia. These types of **environmental clues** can strongly influence a community's sense of place. Finally, in rarer cases, there are the unique natural or built features that can distinguish a community at a regional or national level (such as the Kemah Boardwalk or The Woodlands, for instance).

Many of these physical identifiers are often the result of historical or geographic accident. Others were willed into being through sheer vision and dogged determination. Some can be coaxed along through traditional urban planning and economic development policies along with bold public investments. Some communities, on the other hand, resort to breezy branding initiatives to help conjure their identities. But if not backed up with real public actions and investments, branding campaigns can often ring hollow as just sloganeering. These identity investments must also go beyond the typical “Welcome to” roadway signs and get to effectively **“living” the brand.**

But well beyond the obvious physical identifiers, there are also a number of non-physical, “X-factor” qualities that equally serve to define a community’s identity, culture and personality. These include things like levels of citizen engagement, volunteerism, family-friendliness, environmental ethos, and governmental responsiveness and transparency. Things, which in other words, comprise **“civic spirit.”** This collective mindset or attitude is sometimes difficult



to take hold of or instill given the various pressures and distractions of modern life, along with the capacity constraints facing local governments. They require persistence and intention on the part of City and neighborhood leadership, particularly in the areas of communication, public investment and consciously bringing the community together for regular public events, celebrations and collective decision-making opportunities.

Local governments can help unlock and mobilize their community’s latent energies and its “better angels” through **leading actions and investments** that communicate the value placed on community cohesion and togetherness. This includes things like:

- providing seed funding for neighborhood associations,
- conducting annual award or recognition ceremonies for community leaders,
- sourcing goods and services from local businesses, and
- actively engaging the community – through social media and other avenues – to help brainstorm solutions to common community problems.

Combined, these multiple public actions and investments can, over time, begin to bring a community’s identity into greater focus.

WHAT HAPPENS NEXT?

A Guide for Updating Manvel's Comprehensive Plan

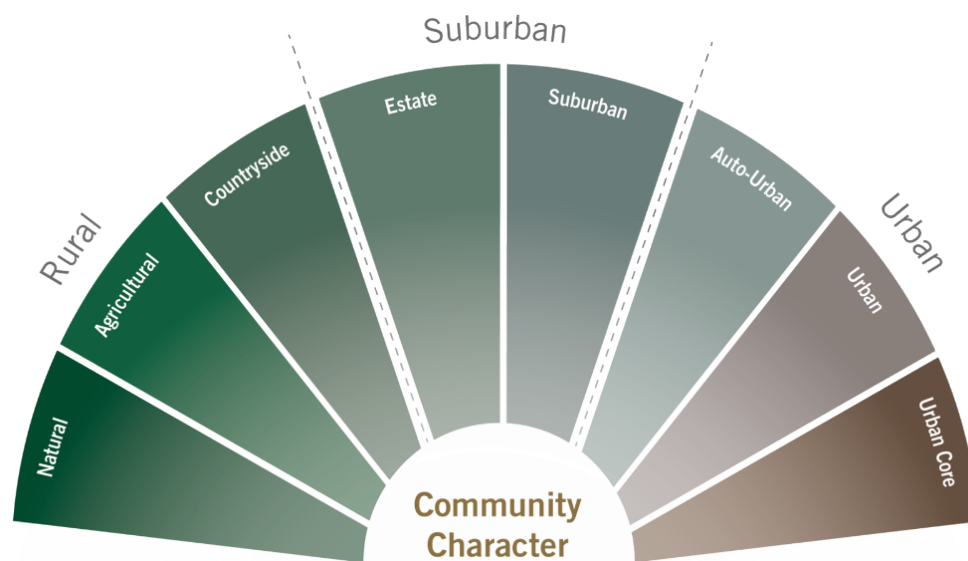
Unlike some other types of strategic plans, this Manvel 2045 Strategic Plan stops short of getting into specific action items. This is because, as intended by the City through its multi-faceted Manvel Plans initiative, the strategic planning effort will immediately transition into the future-oriented portion of the City's Comprehensive Plan update process. Along with refreshed goals and longer-range objectives to work toward for various community planning topics (e.g., growth management and land use, infrastructure, transportation, economic development, parks and recreation, etc.), the Comprehensive Plan will identify immediate and near-term "strategic" actions Manvel and/or its many public and private partners should take to address key community priorities sooner than later. The identification and prioritization of such actions will also benefit from ongoing community and leadership engagement, as well as from the added context and further framing of issues and needs that will occur through development of the new Comprehensive Plan.

The Manvel Plans team will be responsible for ensuring that the Strategic Plan and Comprehensive Plan (and the City's updated Thoroughfare Plan) are well aligned and that the Comprehensive Plan reflects the core community values, is consistent with the vision and guiding principles, and advances essential Manvel needs and priorities.

A Deeper Upcoming Conversation About "Character"

Attention will soon turn to Manvel's Comprehensive Plan. Especially through a future land use map and thoroughfare plan map, a comprehensive plan gives physical shape and form to a community's long-range vision.

The refreshed Comprehensive Plan will be centered on the concept of **"community character"** as a way to enhance Manvel's approach to land use planning, neighborhood conservation and open space preservation.



Various land uses can occur in a range of settings within a community, from the most Rural and Suburban to the most Urban, provided they are designed to match the character of the area. Community character accounts for the physical traits one can see in a neighborhood, on a roadway corridor, or along a recreational trail or a country lane which contribute to its "look and feel" relative to areas of the community with much different character.

Looking beyond land use alone (e.g., residential, commercial, industrial), a character-based approach focuses on the intensity and design of land uses, which encompasses:

- the density and layout of residential development;
- the scale and form of nonresidential development; and
- The coverage of land surfaces by buildings and paving relative to the extent of open space and natural vegetation or landscaping.

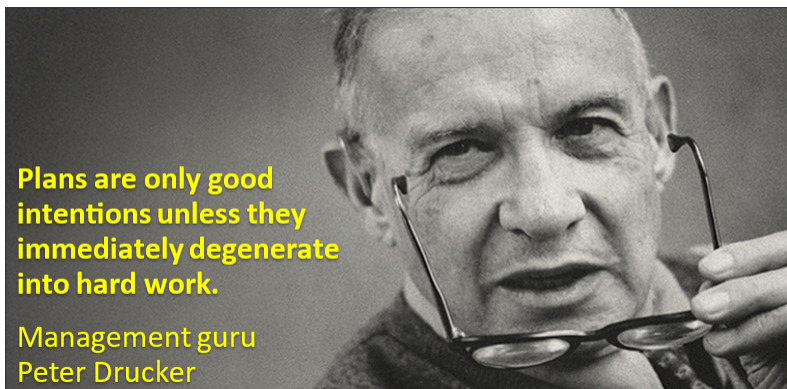
How the automobile is accommodated is a key factor in distinguishing character types, including how public streets are designed, how parking is provided, and how buildings and paved areas are arranged on sites. It is this combination of land use and the characteristics and context of the use that determines the real compatibility and quality of land development, as well as the ongoing integrity of open space areas intended for minimal or no development.

Maintaining and enhancing desired character is a central aim – and challenge – of implementing community plans amid constant change.

A Basis for Strategic Implementation

One fundamental outcome from this process should be translation of strategic planning into **strategic implementation**. This involves the essential exercise of breaking down larger efforts into “first and next steps” to lay the groundwork for measurable action and build momentum toward targeted outcomes. This often requires any further clarification of objectives and a realistic assessment of resources and capabilities to move an initiative forward. As noted above, these activities will be part of the pending Comprehensive Plan update.

Confirming immediate versus later task priorities should also occur in conjunction with the City’s annual budgeting, capital projects planning, and in support of departmental work planning (*also see the discussion below on Various Means — and Perspectives — for Setting Priorities*). Then, nearly all daily efforts should be directed toward achieving the City’s core mission and priority initiatives, which, in turn, will help Manvel attain its broader community goals and aspirations as also elaborated on in its Comprehensive Plan.



Various Means — and Perspectives — for Setting Priorities

Action priorities can be set in multiple ways, which vary depending on the roles, needs and expectations of those involved:

1. **“Picking the Low-Hanging Fruit,”** which involves items that are relatively quick and easy to accomplish. This is usually a priority for those responsible for managing budgets and limited resources, and needing to show tangible results relatively soon (i.e., elected officials, local government administration).
2. **“Bang for the buck,”** which emphasizes cost-effectiveness and return on investment. This is also usually a priority of those cited in the previous item, plus agencies that provide grants and foundations that target their funds toward community enhancement.
3. **Tangible results,** where the focus is on producing visible outcomes. This is a universal need and desire, whether near-term results are essential or in cases where it is understood that patience and perseverance will be needed while working toward longer-term objectives.
4. **“Chunking,”** which requires diligence to take on longer-term or more complex initiatives that must be pursued in piecemeal fashion over time, but which will ultimately prove very beneficial. This is especially the world of managers and hands-on project leads or teams that are committed to an ongoing process of breaking down ambitious objectives into manageable pieces, directing efforts toward interim progress and “small wins,” and staying on target and constantly making adjustments along a “critical path.” A classic example is the high-stakes, extreme-pressure and groundbreaking “moonshot” work — and ultimate success — of the National Aeronautics and Space Administration (NASA) during the 1960s.
5. **“Follow the money,”** which elevates items with an obvious, available funding source — or where prospects are good for securing external funding such as through state or federal grants, partnerships, foundation opportunities, etc. This is another common emphasis for elected officials and local government management, as well as all wishing to expedite certain outcomes.
6. **“Follow the leader,”** which underscores the importance of having a willing, available and enthusiastic “champion” to carry a priority initiative forward. This may be someone associated with a partner agency or entity (e.g., leaders from the business community, civic or philanthropic organizations, or non-profits) when logical in-house candidates are already committed to other vital programs and projects.

Along with these considerations for setting priorities, another fundamental factor that will determine the ability to achieve desired outcomes, whether near-term or beyond, involves asking:

- **What Do We Control?** What unique authorities, capabilities, tools and resources can we apply to each of the potential priority initiatives in front of us?
- **What Can We Influence?** If we do not fully control the path forward and can only influence our destiny, how and when can we best assert our means for influencing resource allocation, priority setting and similar processes that others control?
- **What Do We Not Control?** Where we have no control and minimal influence, how can we design our initiatives and methods to work around external factors and reduce risk?

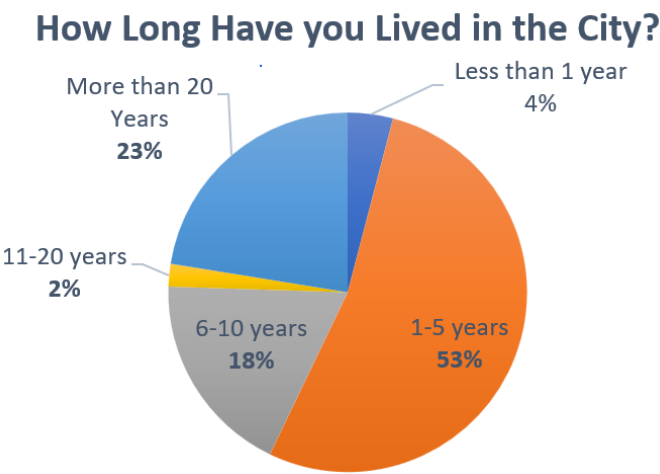
APPENDIX: PUBLIC INVOLVEMENT SUMMARY

Listening Sessions

KKC personnel facilitated a series of nine informal resident listening sessions at City Hall on April 2-4, 2024. Approximately 50 individuals were engaged through this activity. Participants ranged from individuals who live in area subdivisions to residents who live on at least one acre of land, often referred to as "Old Manvel" by residents.

Session attendees were asked broad and open-ended questions ranging from what they love about Manvel to what hopes and concerns they have today and into the future about their community.

The same general list of questions framed each session and certain topics were expanded upon. The overall listening session results are summarized below.



Things We Love about Manvel			
Trees	Antique/resale shops	Greater diversity	H-E-B
Birds migrating	Small town feel	"Rural/Small Town" Feel	Opportunity for new businesses
Safe	People are supportive	Nature	Froberg's
Close to Houston, but still a small town feel	Good police force	Large lots	Like that the City is becoming more business-friendly – working towards this
Friendly	Mix of rural and urban	Green	Quietness

Other Things We Love about Manvel

- “Rural/Small Town” Feel
 - Nature
 - Large lots
 - Green
 - Trees
 - Space between houses
 - Lots of land
 - Local businesses
 - Can contact the Mayor
 - Peace
 - Beauty
 - Animals
 - Not overdeveloped – leave some green space
- Large lots
- Close to the highway for commuting
- Country feel
- Openness
- Peace and quiet
- Can live in the country and get to work in 20 minutes
- Beautiful
- Rural feel, less developed
- Know our neighbors
- Have events on the streets in the neighborhood
- Small town feel, and opportunity for growth
- Possibilities and potential
- Still outside the big city, but close to everything
- Town Center is great, but nervous about what businesses will come in
- Proximity for commuting to Houston for work, shopping, etc.
- A very passionate community with very friendly people
- Feel very safe in neighborhoods
- Accommodating, old world feel
- Generous, sweet people
- Suburban feel
- Slower pace than the big city
- Like the property tax rate
- Favorite things change as the community changes
- Love the country, out of Houston
- Love that people know each other
- Very happy about how transparent and communicative new City leadership is
- Like having land and the ability to have greenhouses (Old Manvel area)
- In the country without being in the country
- Like the way it’s developing (although development is very scattered right now)
- Quiet
- Peaceful
- Beautiful
- Love buying produce at local farms

Concerns/Issues

- Afraid development will get out of hand
- Afraid land won't be saved for public parks and public areas
- Want the city to grow sustainably
- Walkability
- Bike paths
- Rural areas disappearing
- Transient community increasing (rentals)
- Get ahead of the curve of development
- Sustainable development
 - Environmental
 - Energy
 - Parks
- Difficult for elderly people because you can't walk anywhere
- Floodzone makes it difficult for companies to move in
 - Drainage
- County regulations around liquor licenses
- Potential crime is a concern
- Fearful of "overlay survey" and things happening without property owner understanding
- City elected/appointed officials only representing residents that have been there for decades; want to see some fresh leadership
- Want good quality businesses and business owners
- Concern that the Farmers Market won't be locally-based
- Leadership hesitant to spend on big projects (because of potential citizen concerns)
- Bring in more employers (school district is number one right now)
- Light pollution as more development comes
 - Specific example with the car dealership
- Potential to lose high quality of life with so much new development arriving
- Property taxes are too high for the low number of amenities that exist
- Taxes can only increase so much before it becomes unaffordable
- Safety in Meridiana – it's a cut-through for people and becomes a race strip
 - Would like to have crosswalks, flashing lights, etc.
- Too many gas stations, car washes, storage facilities, donut shops, vape shops, dentist offices
- No more car dealerships (although not all agree)
- Newport Lake Estates developer has ghosted the neighborhood – promised a Phase 3 that's no longer happening (houses and community center), hasn't gated it, etc.
- Squatter issue in Meridiana
- Safety along Highway 6
 - Would help to have turn lanes, more lights, median
 - Dangerous for high school students that are new drivers
 - No sidewalks and people walk on the road
- How will Highways 6 and 288 sustain new builds in the future?
- Need more connections in some of the back roads
- Pothole issues near Croix Park
- Council talks like it's all farmland which is no longer the case

- A lot of people don't realize they live in Manvel, so then they don't vote
 - Lack of education around voting
 - Voting only in national elections
- Mixed blessing to have the change and growth
- Too many big box stores
- Too much fast food
- Congestion – don't crowd Highway 6
- Flooding on Highway 6, especially with emergencies
- New subdivisions sending water onto existing neighborhoods
- Drainage ditches that aren't cleaned/maintained and can't serve their purpose during a flood event
- Maintenance of existing roads
 - Especially impacted by construction traffic and vehicles
- Dangerous getting onto Highway 6 at many intersections, especially trying to turn left; some places need lights
- Getting onto 288 can also be dangerous – sometimes no "runway"
- Parks are only subdivision parks, not parks for the entire city
- Splash pads – too much maintenance
- Apartments – can schools keep up?
- Rental properties
- Townhome developments that aren't attractive
- Will infrastructure be able to keep up with all the development?
- Building in or right next to floodplain – why not reserve this area for parks?
- 288 is a concern
- Masters and Hwy 6 intersection – backing up, gridlock
- Traffic to the school
- Need a light by Starbucks
- Growing faster than the City can keep up with
- No community meeting spaces
- Short-term rental issue (AirBnB party example)
- Concerned about the library capacity as the city grows
 - A lot of families coming in, and the library is already exceeding its programming capacity
 - The library space is also too small
- Concerns about safety when out and about (example about women being followed in H-E-B)
- Nothing for kids and teens to do outside of school
- Rogers Road is an issue
- Lack of road maintenance
- Sustainability
- Feel forgotten in Old Manvel
- Crumbling roads, pavement
- Drainage issues – ditches don't always flow into the canal system
- Residents in "Old Manvel" feel forgotten
- Drainage – water flow in ditches/near canal doesn't work well (Old Manvel)
- People dump animals in Old Manvel
- New developments need to stop clear cutting trees – need a tree preservation ordinance and plan, and hold people to it
- Water drainage from new subdivisions onto existing homes
- Development is happening too quickly
- Too many subdivisions
- Concern that new development will bring crime and disconnect
- Growth will dilute the small town feel
- Excited about the opportunity for growth and development of the city, and to get to be part of it

- Lack of maintenance on some public areas like medians, landscaping along roads, etc.
- Billboard conditions along Highway 6
- Lack of left turn lane on Masters
- Growth
- So much traffic, infrastructure isn't ready for the new development
- Maintenance and care of new development, especially rental properties
- Driving out the wildlife
- Businesses that may locate in town do not embody the city they moved to
- Development may outpace infrastructure
- Road maintenance
- Don't want big box stores to come in (Ross, Burlington, Marshalls, etc.)
- Too many vape shops, smoke shops, donut shops, mattress stores
- Businesses aren't well thought out
- No more gas stations
- Thoroughfare Plan
 - Concerns about widening roads since that doesn't necessarily solve the situation
 - Don't want to cause more traffic
 - Get the trains to stop blowing their horns coming through the city
- Traffic issue – expansion going south on 288
 - Traffic near school pickup
- Limit or eliminate rental properties
- NextGen Home/Mother-in-law suites/Accessory Dwelling Units
 - Like the opportunity for these, as long as they're not rented out
 - Concern about the number of detached units that can be on a single lot
- Concern that garden homes will automatically become rentals
- City limits blurring between Alvin, Manvel and Pearland
- Infrastructure, roadways, ingress and egress is lacking – connections need to be put at the top of the list to design for prevention and safety Drainage canals need to be cleaned out
- Medians along Highway 6 are not safe – hinder businesses and don't help with traffic
- Concern about increasing traffic along 1128 with the new construction for the police department and public works
- No money to grow and support basic services
- Post office is way too small for the size of Manvel
- Concern about policing as more people move to town
 - Suggestion that Municipal Utility District boards could assist in providing money for this
- Basic infrastructure and services are not keeping up with demand as the community grows
- Don't build more strip centers until the ones that are here are filled
- Want to see where tax dollars are going
- More roads will need to be widened to accommodate the growing population
- Lack of sidewalks and bike lanes
- Growth will explode
- Potholes
- Toll road is too expensive
- Traffic backups near schools especially
- Concern about increasing crime as growth continues
- Lack of consistency with developers in the city (Newport Lake Estates, for example)
- Are there enough emergency services for the growing population?
- Additional turn lanes, especially in/out of subdivisions along 288 and along county roads

- May lose the “rural” feel with so many master-planned communities
- Not enough trees along 288
- Manvel is focusing on new development and turning its back on Old Manvel
- Repeating chain businesses along Highway 6 – want to see some diversity
- Liquor rule (51/49) holding businesses back from locating in Manvel
- Don’t want to have so much concrete

Wish List

- Sidewalks
- Bike paths (tree covered)
- Connections
- Venue options, places to hang out in Manvel
 - Wineries
 - Breweries
 - Convention center
 - Meeting space
- Shift some of the financial burden to developers
- City park
 - Duck pond
 - Play structures
 - Bike paths
 - Picnic areas
 - Community center
 - Senior center
 - Shade structures!
 - Soccer
 - Baseball
 - Volleyball sand court
 - Tennis court
 - Walking trail
 - Nature park for kids to play
 - Splash pad
 - All-inclusive park with programming
 - Small stage/amphitheater
 - Pavilion(s)
 - Well-lit
 - Ninja course (like the one at Tom Bass)
- Restaurants
- Portillo’s
- Cheesecake Factory
- Breweries
- Bathroom access in parks
- Ability to do a custom home with an HOA – half-acre lots with amenities, but more individualization (Friendswood has this type of development)
- Target, Neighborhood Walmart
- More local restaurants and businesses
- Indoor play place (for kids and adults)
- Wine bar or lounge
- Chicken N Pickle (or a place like it – family-friendly outdoor space, not right off the main road)
- Rec center
- Summer camps that are outside and affordable
- YMCA!
- Help Weekley’s become more – outdoor play space, etc.
- Create a parks and recreation department
- Beautification – better city sign, lighted at night
- Clean up dilapidated structures and lots that haven’t been well maintained, especially along Highway 6
- Redesign the light from Meridiana to Manvel High School
- Regional stormwater detention plan

- More opportunities for commercial in places other than Highway 6 to alleviate congestion
- Bigger, more prominent public library
- Sports and recreation facilities (in a park)
 - Ones that aren't locked due to school hours, private ownership, etc.
- Sustained growth
- New City of Manvel sign
- New branding
- More amenities!
- Lower property taxes
- More pedestrian friendly, mixed use
- Walkability
- Grow where it makes sense to grow
- A place for gathering and entertainment, make sure there's enough parking
- Incentivize mom-and-pop restaurants
- Hardware store – Ace or Harbor Freight would be better than Home Depot
- Would like a bigger library, not in a strip center (multiple votes for this being a high priority)
- Night sky ordinance
- Youth activities
- Sports
- Parks
- Bowling alley
- Indoor putt putt golf
- Lighted trails
- Main Event
- Create a downtown Manvel, a place for the community to gather
- Hospital, clinic or doctors in town
- Cater more to small businesses, making it easier for them to locate in the city
 - Permitting and fees have been an issue
- Top Golf
- More small businesses so there's competition to help people thrive
- No deliberate City amenities like a park, community center, senior center
- Senior center with programming to help seniors have a sense of community is a high priority
- City services to be in a more concentrated area
- Sidewalks
- Bike lanes
- Be strategic about what businesses are allowed to locate in Manvel, not just taking any businesses that come
- Balance of business types – chains are okay if it's not focused on those, and if there are more small businesses which are given help to open
- Variety of options for businesses, restaurants, etc. to reflect the growing, diverse population
- Yoga studio
- Music/entertainment
- Things to attract people to visit Manvel, to make it a destination
- Signs and consistent branding – let people know they've arrived in Manvel
- Encourage agricultural folks to stay rather than sell that land

Notable Quotes

- Norman Rockwell feel
- Fresh canvas
- Blank slate
- Keep the money in Manvel
- Leverage the rural aspect to bring tourism
- Can live in the country and get to work in 20 minutes
- Small town vibe, but close to amenities
- Manvel is at a tipping point
- Want to live, work and play in the same place
- Can't stop growth, but there's an opportunity now to guide it

Where Do People Get their Information about the City?

- NextDoor
- Facebook – City page, Homeowner Association (HOA) pages
 - Facebook is good, but people don't want to get all their information from that
- Co-worker, neighbor – word of mouth
- Mayor's social media presence
- Would be nice to know about volunteer opportunities with the City or surrounding organizations
- Interest in a "subscribe" newsletter for community information
- City website
- Council meetings, PDZ meetings (in person or online)
- Community Impact
- Talk of Manvel
- Mayor Dan Davis, including his Facebook posts
- Email newsletters
- Would be nice to have city info in the HOA newsletters
- Mail
- City service bills
- Alvin Sun newspaper

Example Places Mentioned

- Seattle
- Victoria, TX
- Fort Bend Children’s Discovery Center
- CityCentre (west Houston)
- Sienna Plantation
- Cuero
- Fredericksburg
- Southtown area of San Antonio
- Granbury
- Pearland
- Dripping Springs
- Austin
- Kenosha, WI
- Cypresswood (large park across a street)
- Cypress
- Katy
- Bellville
- Fort Worth (brewery with play structure, outdoor area, swings)
- Vallengons brewery in Pearland

Public Forum on Manvel's Future

The Manvel Plans team facilitated a Public Forum on Manvel's Future on April 11, 2024, at the Church of the Harvest. Approximately 35 individuals were engaged through this activity. Participants ranged from individuals who were born and raised in Manvel alongside their families to individuals who work in the community but live elsewhere. Groups represented included residents, employees of area businesses, and City officials and staff. Participants were asked to complete the following activities/stations:

- **I [Heart] Manvel Because Table**, with a blank poster for participants to write what they love about Manvel.
- **City Goals From 2015 Plan Table**, with goals posted on the wall and a place for attendees to add a green sticker dot if they agree or think the goal is important or a red dot if they disagree or think the goal is not important. Blank space was provided for comments on the goals or additional goals that should be added.
- **Issues/Concerns Heard So Far Table**, with a list of issues/concerns that were heard from the listening sessions. Participants were asked to add sticker dots to their top 5 priorities. A comment page was provided for any additional comments.
- **Where to Grow – or Not Table**, with a map of the city. Participants were asked to place a green dot where they would like to see the city grow and a red dot where they would not like to see growth. A comment page was provided for any additional comments.
- **Where Should Manvel Planners Focus Their Attention Table**, with a map of the city. Participants were asked to place a dot where they see an opportunity or challenge. A comment page was provided to explain what the opportunity or challenge is.
- **What Does Rural or Small Town "Feel" Mean to You Table**, with a blank poster for participants to write their comments.

Below are the results. An asterisk (*) means that participants either put a star, checkmark or wrote "Agree" next to a comment another attendance had already made.

I [Heart] Manvel Because...

- Country living close to the city **
- Not much traffic
- Small town, close to bigger cities, close to 288 *****
- Open spaces, opportunity for business and personal expansion and small town feel. Great location/access to wherever you need to be
- Quiet, dark and laid back *
- I know my neighbors and they know me **
- Perfect place to raise family *
- What I love about Manvel is the growing diversity and its tranquility ***
- Manvel is growing, which is great, but we think we should match growth with saving a small town look. We like the Town Center on Highway 6 and 288, but we don't want the congestion like Pearland at 518.
- Manvel is close to Houston but still maintains a suburban feel *
- Community and a place to raise a family

- Close to everything I need/want **
- Small town feel *

City Goals from 2015 Plan			
Goal		# Agree	# Disagree
Land Use			
1	Create a walkable, mixed-use community that provides multimodal transportation options, improves environmental quality and promotes economic development.	12	0
2	Provide a variety of lot size options to offer opportunity for all life styles and life stages, avoid large numbers of small lots, and require more open space to retain the history of the rural character.	11	0
3	Create a balance between maintaining the history of rural character and allowing for future development by requiring space and openness in developments through wider rights-of-way, green areas, and buffers around/between developments that encourage connectivity by all travel means.	14	0
4	Encourage development on a grid street pattern to increase connectivity.	6	7
5	Include more and wider variety of park and recreational amenity uses and options.	15	1
6	Acquire and develop town center/resource/library/outdoor pavilion to create community “third place.”	14	0
7	Modify zoning ordinances to reflect more traditional terms and uses while allowing creativity in development. The discussion so far has been to move away from ID/form-based codes and adopt a hybrid type of ordinance to achieve goals but with a traditional zoning ordinance.	10	0
Transportation			
1	Collect data to develop and improve geographic information systems (GIS) and Earth mapping resources for real strategic planning through a right-of-way inventory assessment and maintenance responses.	4	1
2	Identify and implement strategic funding opportunities and put in capital improvement plan (CIP) to coordinate infrastructure and road expansion with development improvements.	8	0
3	Create livable centers and develop connectivity and transportation options to address emergencies and mitigate congestion, through alternate routes to SH 6 and connections to SH 288, as well as coordinate with alternative forms of travel, such as hike and bike trails.	10	0
4	Contract a Major Thoroughfare Plan to define future needs and current capacities of the City’s roads, as well as a tool to maintain the rural character of the City and identify goal of roads and locations.	11	0
Utilities			

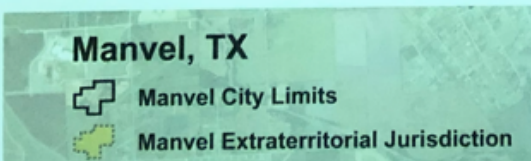
City Goals from 2015 Plan			
Goal		# Agree	# Disagree
1	Develop a comprehensive Public Utilities Plan (continued from previous Comp Plan).	3	0
2	Develop and encourage integrated and regional water and sewer systems to expand utilities to underserved areas of Manvel and incorporate existing and future Municipal Utility Districts (MUDs).	5	1
	<i>Comment: Yes, but miles away from residential areas such as Bluewater Lakes.</i>		
3	Expand water and sewer system to serve developments throughout the city (continued from previous Comp Plan).	4	0
Drainage			
1	Complete Master Drainage Plan.	17	0
2	Continue to update and review drainage design criteria and standards on a semiannual/annual basis.	9	0
3	Continue to maintain and control projects in the floodplains.	10	0
4	Continue to coordinate and maintain interlocal agreements with Brazoria County, Drainage Districts 3, 4 and 5, Texas Department of Transportation, Gulf Coast Water Authority, and Municipal Utility Districts (MUDs).	10	0
	<i>Comment: Flood control and drainage should be high priority.</i>		
Economic Development			
1	Encourage creation of a central downtown that is a walkable, mixed-use area that provides multimodal transportation options, improves environmental quality and promotes economic development.	11	0
2	Use land use and zoning regulations to encourage and attract site-appropriate businesses, as well as create attractive, versatile and practical business district environments.	4	1
3	Continue to develop and improve infrastructure, increasing the city's capacity to draw new business and allow existing businesses to grow consistent with the goals and vision of the City.	6	1
4	Create a business friendly environment while balancing City revenues and costs between residential and commercial uses.	7	0
5	Maintain communication and coordination between MEDC, City Council and PD&Z through regular joint planning sessions and other reporting tools.	9	0
6	Increase the visibility and attractiveness of the city to new businesses through public relations and community image.	8	0
Environment, Conservation and Sustainability			
1	Increase and promote sustainable development and environments.	8	0
Open Space, Parks and Trails			
1	Develop Master Open Space, Parks and Trails Plan.	12	0

City Goals from 2015 Plan			
Goal		# Agree	# Disagree
2	Promote trails and open space in the planning phase of new developments.	8	0
3	Develop regulations to allow, promote and encourage conservation of open space and local agriculture.	13	0
Goals that Should be Added			
1	The city needs an "identity."	1	0
2	Senior Center that has activities for 65+.	1	0
3	Identity – this should be based on the history of Manvel, if possible.	0	0
4	Don't forget the older townsite of Manvel.	0	0
5	Entertainment venue – Pearland has this same issue. Find a way to not have the brunt of cost (taxes, etc.) put all on Manvel. Include surrounding communities.	1	0
6	Create an industrial park far away from residential areas/zones to build and accommodate facilities such as water treatment plants and the like.	1	0

Issues/Concerns Heard so Far		
Issue/Concern		# of Dots
1	Library Facility is Outgrown.	13
2	Loss of Pastures / Fields.	7
3	Too Many Smoke Shops, Donut Shops, Fast Food and Gas Stations.	8
4	Inadequate Infrastructure (Water, Sewer, Roads, Sidewalks, etc.).	5
5	Difficulty for Small Businesses (Permitting, Available Space, etc.).	5
6	Increased Traffic (Railroad, Safety, Speeding, etc.).	3
7	Lack of Family Owned Businesses (Local, Not Chains).	4
8	Lack of Parks and Walking Trails.	6
9	Increased Drainage and Flooding Risk.	11
10	Losing Small Town/Rural Charm Amid Growth.	10
11	Lack of Variety of Business Types (Sit Down Restaurants, Retail, Entertainment, etc.).	5
12	Lack of Community/Recreation Center (i.e., YMCA).	6
13	Lack of Connectivity (Car, Bicycle, Pedestrian, etc.).	4
14	Lack of a City Center/Plaza/Gathering Space.	7
15	Lack of Identity (Signage and Branding).	8
16	Lack of Youth and Teen Programming.	6
17	Continue Providing a Variety of Residential Home Types.	1
18	Limit Short Term Rentals.	3
19	Lack of Maintenance of Infrastructure (Water, Sewer, Roads, Sidewalks, etc.).	3
20	Lack of Equity (Old Manvel versus New Manvel).	8
21	Concerned about Sustainable Growth (Environmental, Energy, Light Pollution, etc.).	2

Issues/Concerns Heard so Far		
	Issue/Concern	# of Dots
22	Increase City Communication (Subscribed Newsletter).	4
23	Losing Wildlife.	7
24	Spending on Retail/Dining Outside of Manvel (Keep the Money in Manvel).	7
25	Losing Mature Trees.	5
26	Concern for Potential Increase in Crime (Vandalism, Theft, etc.).	9
27	Lack of Senior Center and Programming.	8
28	Concern about the Laws Around the Sale of Alcohol (Allow Wineries, Breweries, etc.).	3
29	Lack of Medical Services.	2
30	Concern for City Services to Stay on Pace with Growth (Police, Fire, Public Works, Trash, etc.).	6
	<i>Comment: Challenge – City on the rise, while maintains affordability.</i>	

Where to Grow - or Not?



Comments:

1. Green dot at 288 and Highway 6: Need a family-friendly eat-in restaurant like the Cheesecake Factory and Main Event / Dave & Busters.
2. "BW" red dot: Please do not construct the water treatment plant in the literal backyard of Bluewater Lake residents. Other areas away from residential areas/zones should be considered and developed instead.

Where Should Manvel Planners Focus Their Attention?



Manvel, TX

-  Manvel City Limits
-  Manvel Extraterritorial Jurisdiction



Where Should Manvel Planners Focus Their Attention?

Comments:

1. What does entrance / sense of arrival for Manvel and R.O.W.s?
2. Park-and-ride lot of commuters.
3. Red dot on Croix Road: Needs better lighting and left-turn lane for Newport Lake Estates. Emphasis on street lights.
4. 288 being a natural barrier for those living on the west side. It's important to develop resources that allow them to feel more a part of Manvel and also make it worthwhile for the people on the east side to cross the natural barrier.
5. Preserve green spaces and forest (think about the animals). Manvel has more than enough subdivisions. Builders continue to destroy the greenery, trees (forest).
6. Too much pavement is the reason for potential flooding issues.
7. Water treatment facilities developed/constructed miles away from residential areas – perhaps an industrial park away from current and future residential homes – especially the current development of the water treatment plant behind homes in the Bluewater Lakes community.

What Does Rural or Small Town "Feel" Mean to You?

- Sense of community / pride ***
- Wildlife and farming – peace of mind
- Being "home" away from the noise of the city **
- Public safety
- Trees *
- Being in a development subdivision yet being able to see farms and lots of green space **
- A place for wildlife to live
- Know your neighbors **
- Respect for family and tradition
- Mixture of subdivisions and rural homes on acreage – peacefully co-exist

Semiannual CIAC Report



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TO: Dan Johnson, PE, City of Manvel
Adewale Taiwo, City of Manvel
Rosa Donaire, City of Manvel

FROM: Ishita Rahman, PE, Freese and Nichols, Inc.
Bailey Keller, PE, Freese and Nichols, Inc.
Richard Weatherly, PE, Freese and Nichols, Inc.

SUBJECT: Semiannual Capital Improvements Advisory
Committee (CIAC) Report

DATE: January 8, 2025



The City of Manvel adopted their current water and wastewater impact fees of \$2,441 and \$7,107, respectively, for the base meter on October 13, 2021, per ordinance number 2021-O-25. Impact fees are implemented under the procedure outlined in Chapter 395 of the Texas Local Government Code (TLGC) and are defined as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.”

TLGC Chapter 395 requires that a capital improvements advisory committee (CIAC) be appointed by Council to serve in an advisory capacity and is established to:

1. Advise and assist the political subdivision in adopting land use assumptions;
2. Review the capital improvements plan and file written comments;
3. Monitor and evaluate implementation of the capital improvements plan;
4. File semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
5. Advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

This document has been prepared to fulfill the requirements of the semiannual report on the water and wastewater impact fees.

WATER AND WASTEWATER IMPACT FEE SEMIANNUAL REPORT

Capital Improvements Advisory Committee

The City of Manvel appointed members of CIAC for a two-year term during the City Council meeting on March 18, 2024 (**Table 1**).

Table 1: 2024 Capital Improvements Advisory Committee

Member	Role/Association
Christopher Davenport	Place 1
Keatha Davenport	Place 2
Venkataratnam Ramachandran	Place 3
Jason Hoelscher	Place 4/Home Builder
Alina Rogers	Place 5/Relator

Water and Wastewater Impact Fee Land Use Assumptions

The water and wastewater impact fee service area and the water and wastewater land use assumptions as included in the 2021 Water and Wastewater Impact Fee Update study are included in **Appendix A**. **Table 2** presents the number of new connections (or SUEs) since the adoption of the latest water and wastewater impact fees. The growth in SUEs was calculated utilizing information provided by the City's Utility Billing Department.

Table 2: Growth in Service Unit Equivalents Since 2021 Impact Fee Update

Service	Growth in SUEs ⁽¹⁾
Water and Wastewater	726

(1) Growth in SUEs based on water meter billing data provided by the City and excludes irrigation meters.

Water and Wastewater Impact Fee Capital Improvements Plan

Table 3 and **Table 4** present the status of water and wastewater impact fee eligible capital improvements plan (CIP) projects, respectively, as identified in the 2021 Water and Wastewater Impact Fee study. The water and wastewater CIP figures are included in **Appendix A**.

Table 3: Water Impact Fee CIP Projects Status

Impact Fee Eligible CIP No.	Description of Project ^(a)	Status	2021 Impact Fee Report Capital Costs	Latest Estimated Project Cost ^(b) (if available)	Notes
A	Master Water Plan and Impact Fee Update	Completed	\$67,500	\$67,500	Completed in 2021.
B	Del Bello 1 MG EST (Manvel EST)	In Progress	\$3,390,000	\$5,680,347	
1	Manvel City Center Interconnect	In Progress	\$1,584,800	\$1,710,012	Portions of the lines are currently under design/construction. Latest estimated project cost is based on a modified scope of the project that may include updated size and alignments. Some projects may have a future phase and that cost estimate is currently not available.
2	Sowell Interconnect	In Progress	\$1,597,400	\$1,778,041	
3	Dogwood Avenue - Phase 1	Not Started	\$723,800	-	
4	Masters Line Waterline Extension Phase 3	In Progress	\$1,776,600	\$410,431	Project extent has been modified.
5	Dogwood Avenue - Phase 2	Not Started	\$666,400	-	
6	Bissell Road Loop	Not Started	\$860,000	-	
7	Del Bello interconnect	Completed	\$1,967,000	\$360,498	Latest estimated project cost is based on a modified scope of the project that may include updated size and alignments. This project may have a future phase and that cost estimate is currently not available.
8	Del Bello and Masters Road Loop	Not Started	\$1,880,200	-	
9	Manvel Parkway Waterline Extension	In Progress	\$1,509,400	\$459,145	Latest estimated project cost includes a portion of the water line. This line is being constructed as part of two separate projects. Partial estimate is available.
10	Maverick Plant Improvements	In Progress	\$1,032,500	\$1,510,725	Partially completed.
11	School Road Plant Improvements	Removed from CIP	\$3,360,000	-	Project need is being met by a different project.
12	Pump Station Expansion	Not Started	\$10,360,000	-	
13	Cemetery Road Loop Phase 2	Not Started	\$630,600	-	
14	Del Bello Spur to Del Bello Blvd Loop	Not Started	\$1,109,200	-	
15	Master Water Plan and Impact Fee Study (2025/26)	Not Started	\$75,000	-	
16	Master Water Plan and Impact Fee Study (2030/31)	Not Started	\$87,000	-	

(a) Alignment of some line projects were modified during design phase and are different from the alignment shown on the impact fee figure.

(b) The project cost is based on the design OPCC or actual construction costs depending on the status of the project.

Table 4: Wastewater Impact Fee CIP Project Status

Impact Fee Eligible CIP No.	Description of Project ^(a)	Status	2021 Impact Fee Report Capital Costs	Latest Estimated Project Cost ^(b) (if available)	Notes
A	Master Wastewater Plan and Impact Fee Update	Completed	\$61,200	\$61,200	Completed in 2021.
1	1.0 MGD Expansion of the Central Regional Wastewater Treatment Plant (Phase 1)	In Progress	\$26,741,900	\$43,362,000	Current estimate of project cost.
2	New 4.0 MGD Pollard Blvd Lift Station and 18-inch Force Main (Phase 1)	In Progress	\$3,324,354	\$3,076,673	Project partially completed. Latest estimated project cost is based on a modified scope of the project that may include updated size and alignments. This project may have a future phase and that cost estimate is currently not available.
3	12/15/18/30-inch Lines through Valencia Development	In Progress	\$4,330,058	\$4,237,696	Project partially completed.
4	8-inch Gravity Main along McCoy Drive and Lewis Lane	In Progress	\$753,800	\$639,123	
5	Expansion of the Central Region Wastewater Treatment Plant to 2.0 MGD Capacity (Phase 2)	Not Started	\$15,904,500	-	
6	12-inch Del Bello SPUR Gravity Main	Not Started	\$1,555,200	-	
7	Master Wastewater Plan and Impact Fee Study (2025/26)	Not Started	\$75,000	-	
8	Master Wastewater Plan and Impact Fee Study (2030/31)	Not Started	\$87,000	-	

(a) Alignment of some line projects were modified during design phase and are different from the alignment shown on the impact fee figure.

(b) The project cost is based on the design OPCC or actual construction costs depending on the status of the project.

(c) Capital cost reflects City's oversizing share only. Therefore, the percent utilization only considers projected 10-year growth outside of the Valencia development.



Water and Wastewater Impact Fee Fund Activity

The City of Manvel maintains a water and wastewater impact fee account where the City records revenue for water and wastewater separately. The impact fee funds are transferred into the Capital Improvements Fund to apply towards the impact fee eligible capital improvements plan projects that were identified in the 2021 Water and Wastewater Impact Fee Study. **Table 5** presents the Water and Wastewater Impact Fee fund activity in the past 5 years.

Table 5: Water and Wastewater Impact Fee Fund Activity

Water and Wastewater Impact Fee Account	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY24-25 Actual To Date
Beginning balance	\$611,436	\$676,722	-	\$147,820	-	\$3,563,470
Interest Income	\$6,156	\$501	\$0	\$0	\$0	\$0
Water Impact Fee Revenue	\$350,997	\$443,302	\$109,870	\$(4,884)	\$974,935	\$31,250
Wastewater Impact Fee Revenue	\$113,133	\$269,887	\$37,950	\$90,971	\$2,838,535	\$45,484
Transferred to CIP Fund per Budget	\$(405,000)	\$(1,390,411)	-	\$(233,907)	\$(250,000)	\$0
Ending Water and Wastewater Impact Fee Account Balance:	\$676,722	-	\$147,820	-	\$3,563,470	\$3,640,204



Appendix A

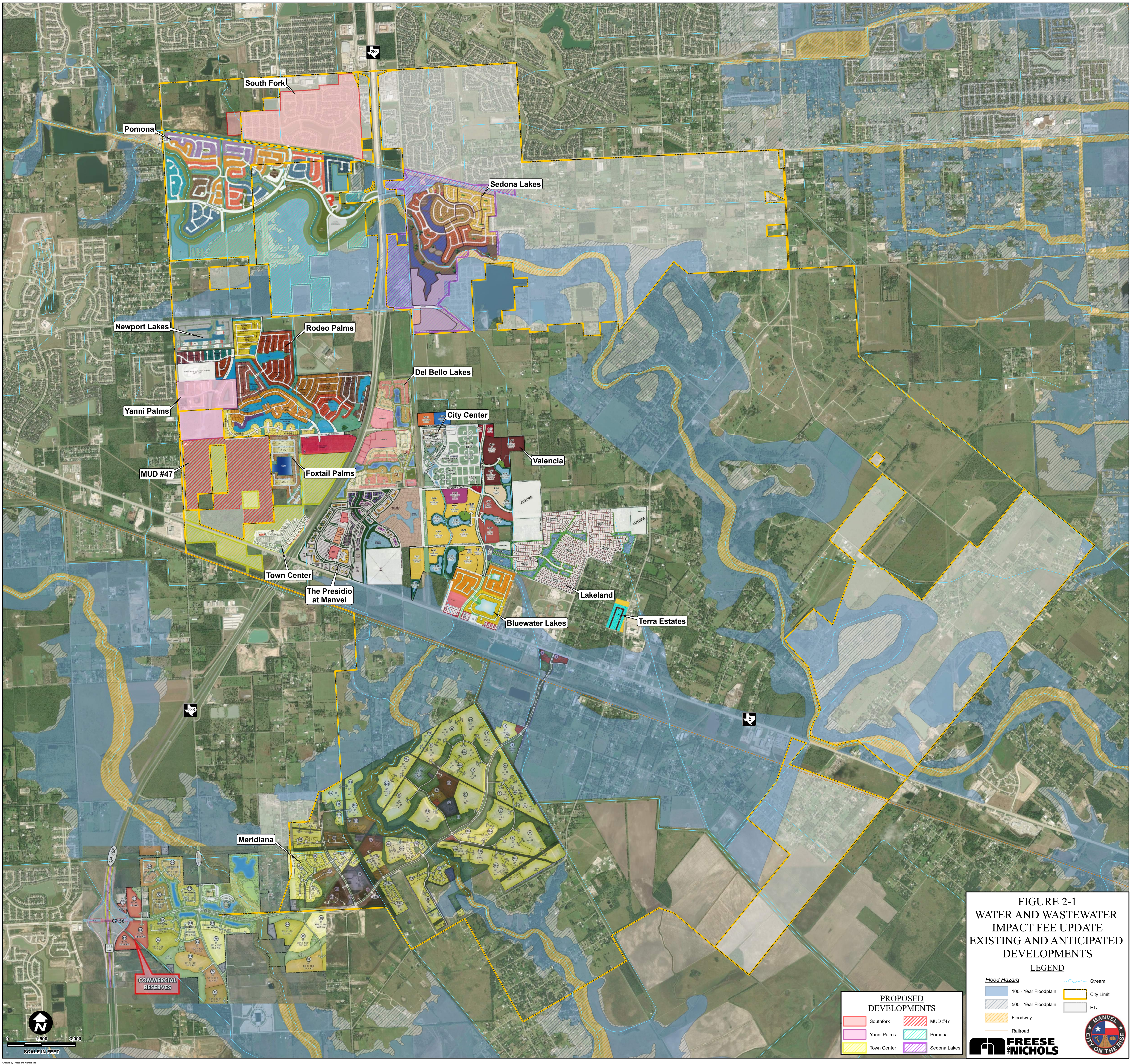


FIGURE 2-1
WATER AND WASTEWATER
IMPACT FEE UPDATE
EXISTING AND ANTICIPATED
DEVELOPMENTS

LEGEND

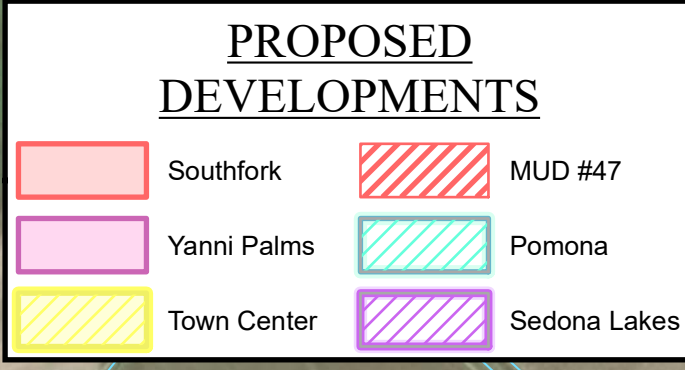
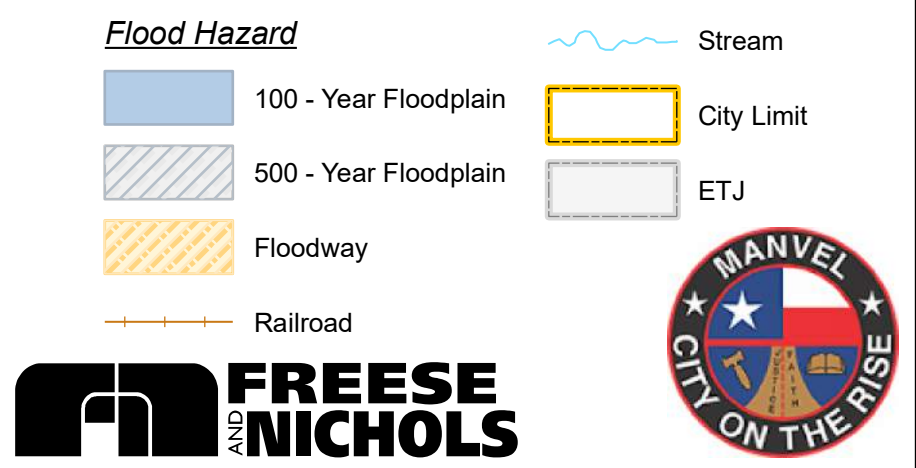


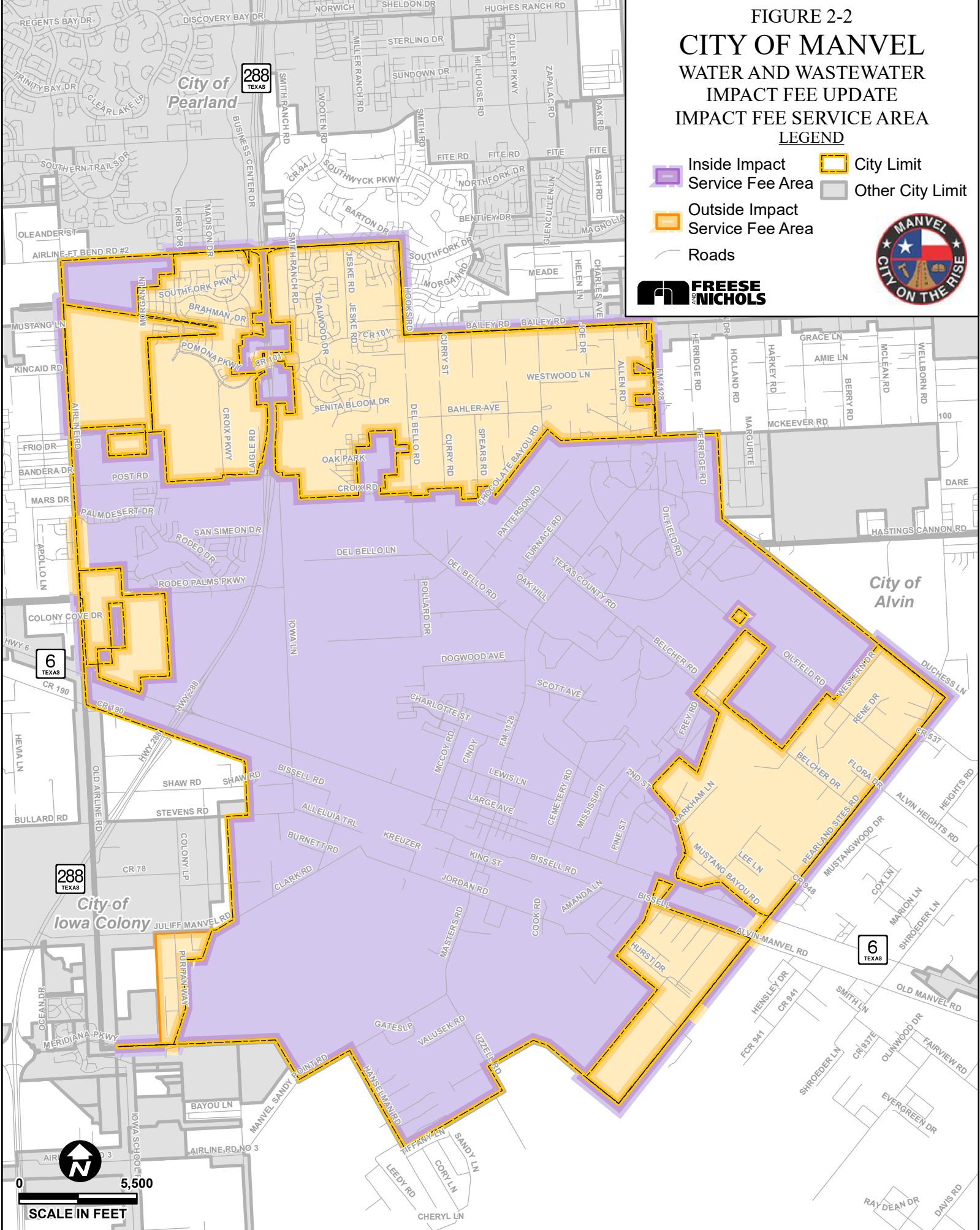
FIGURE 2-2

CITY OF MANVEL

WATER AND WASTEWATER IMPACT FEE UPDATE

IMPACT FEE SERVICE AREA LEGEND

-  Inside Impact Service Fee Area
-  Outside Impact Service Fee Area
-  City Limit
-  Other City Limit
-  Roads



The timing of projects shown is subject to change based on development patterns. The utility alignments shown in this figure are for illustration purposes only and do not set the alignments. The alignment of each utility will be determined at the time of the engineering design.

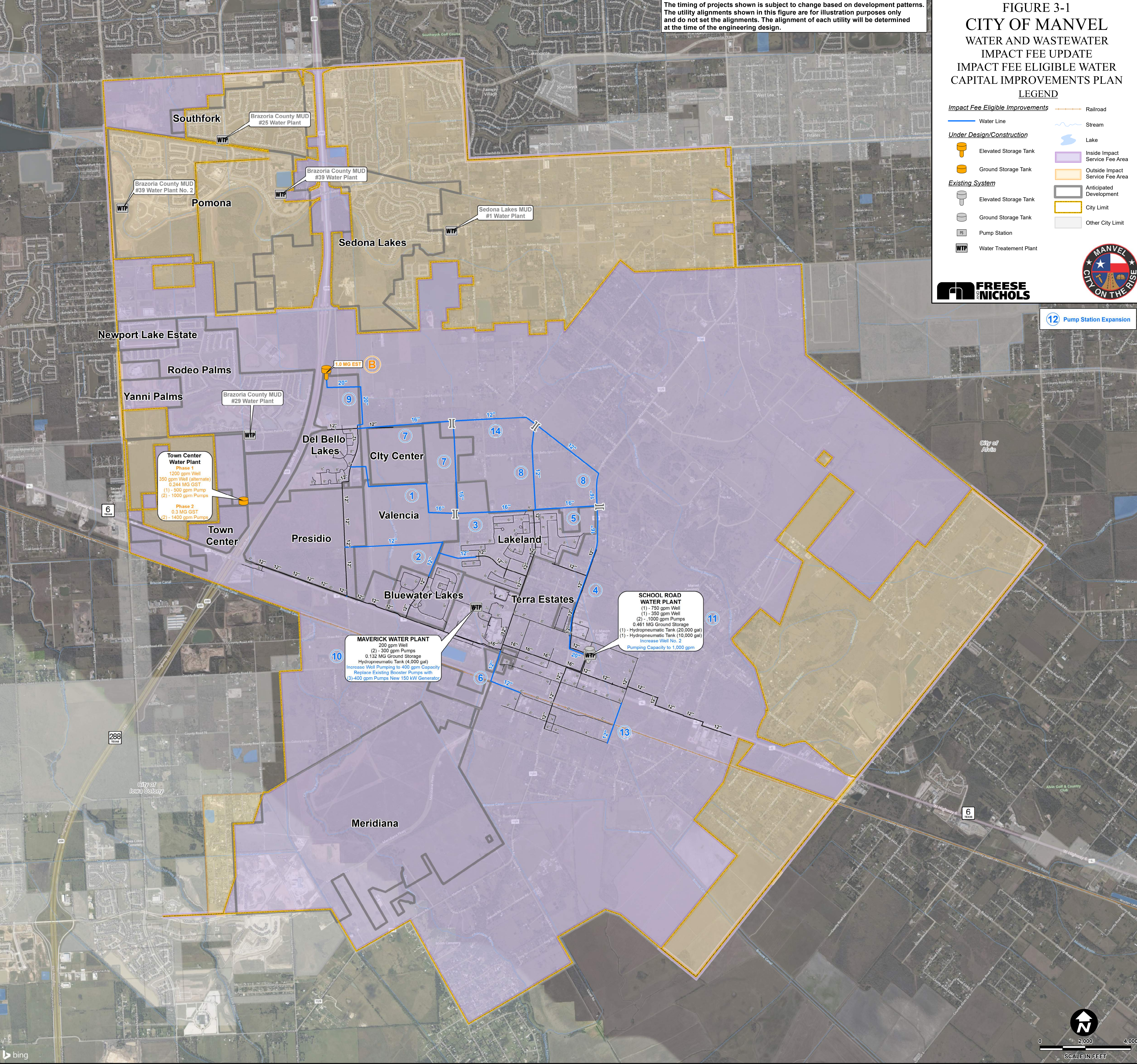
FIGURE 3-1
CITY OF MANVEL
WATER AND WASTEWATER
IMPACT FEE UPDATE
IMPACT FEE ELIGIBLE WATER
CAPITAL IMPROVEMENTS PLAN
LEGEND

- Impact Fee Eligible Improvements**
- Water Line
 - Stream
 - Lake
 - Inside Impact Service Fee Area
 - Outside Impact Service Fee Area
 - Anticipated Development
 - City Limit
 - Other City Limit
- Under Design/Construction**
- Elevated Storage Tank
 - Ground Storage Tank
- Existing System**
- Elevated Storage Tank
 - Ground Storage Tank
 - Pump Station
 - Water Treatment Plant
- Railroad

**FREESE
AND
NICHOLS**



12 Pump Station Expansion



0 2,000 4,000

SCALE IN FEET

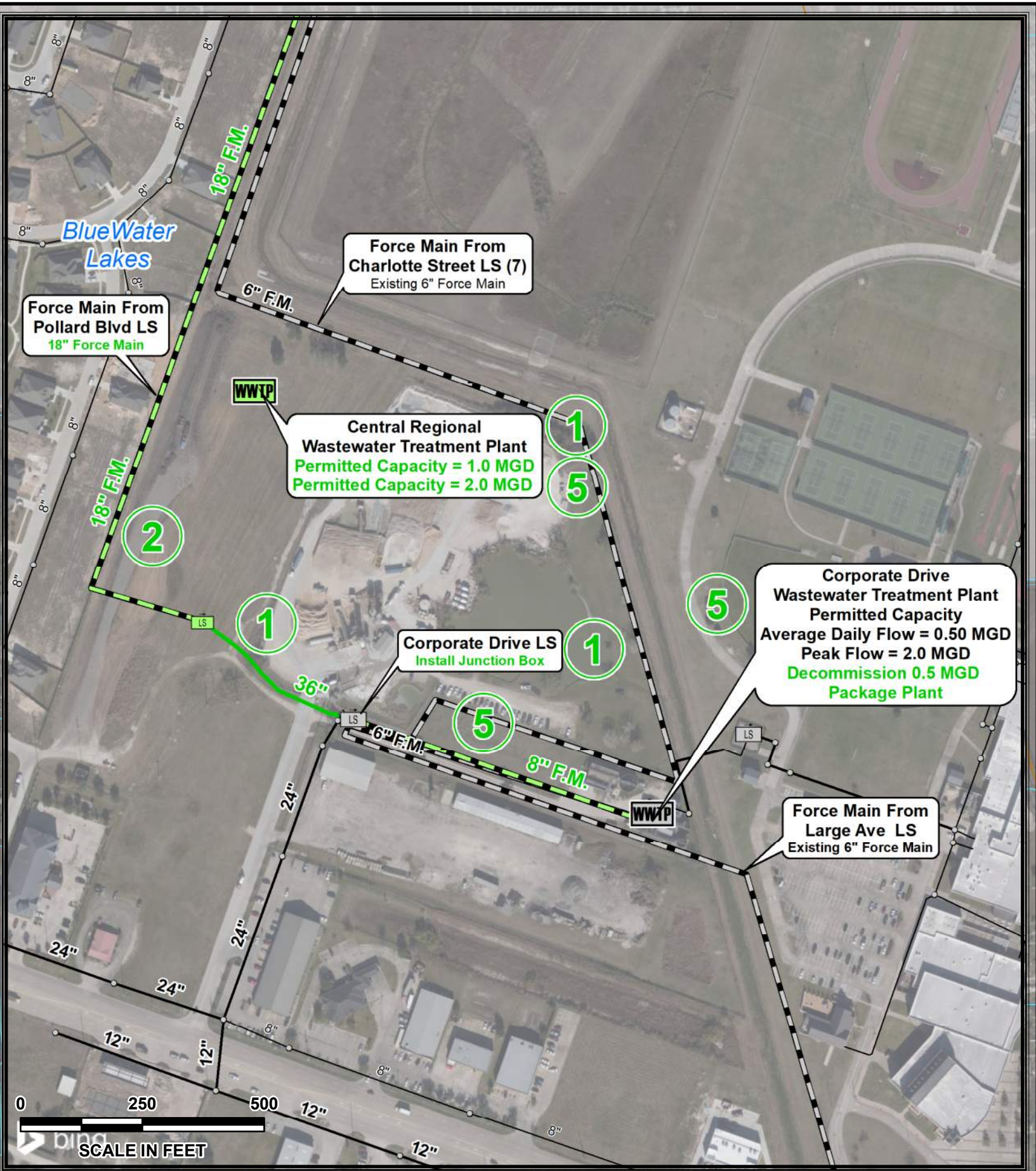
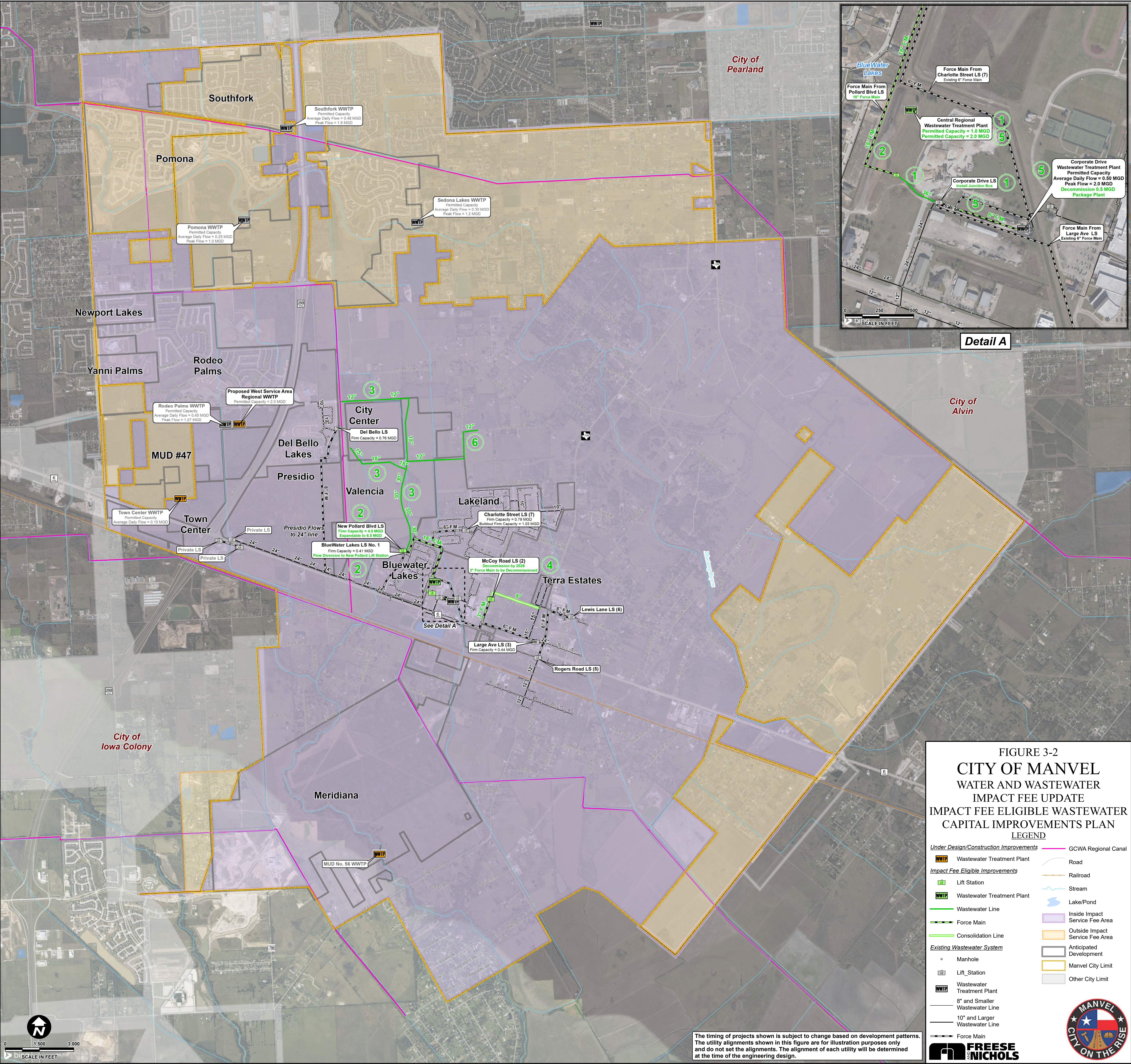
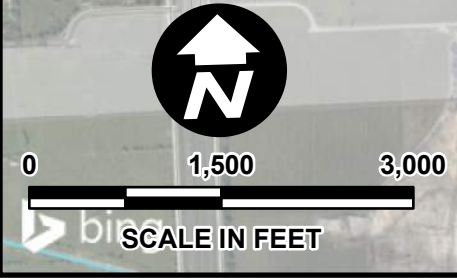


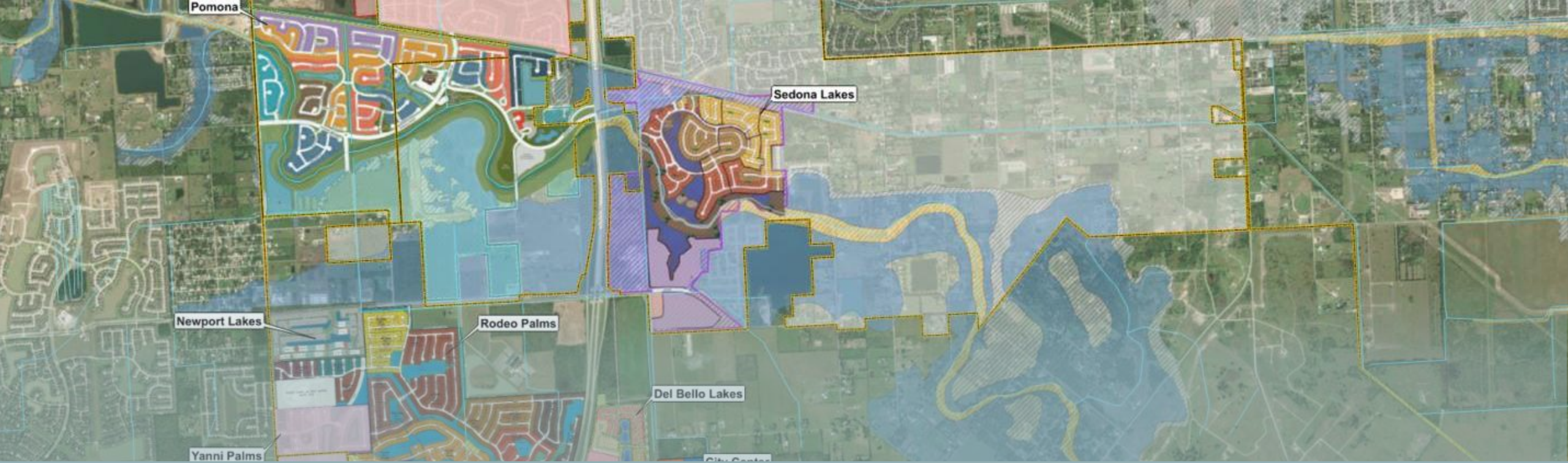
FIGURE 3-2
CITY OF MANVEL
WATER AND WASTEWATER
IMPACT FEE UPDATE
IMPACT FEE ELIGIBLE WASTEWATER
CAPITAL IMPROVEMENTS PLAN
LEGEND

Under Design/Construction Improvements	GCWA Regional Canal
Wastewater Treatment Plant	Road
Impact Fee Eligible Improvements	Railroad
Lift Station	Stream
Wastewater Treatment Plant	Lake/Pond
Wastewater Line	Inside Impact Service Fee Area
Force Main	Outside Impact Service Fee Area
Consolidation Line	Anticipated Development
Existing Wastewater System	Manvel City Limit
Manhole	Other City Limit
Lift Station	
Wastewater Treatment Plant	
8" and Smaller Wastewater Line	
10" and Larger Wastewater Line	
Force Main	

Freese Nichols

The timing of projects shown is subject to change based on development patterns. The utility alignments shown in this figure are for illustration purposes only and do not set the alignments. The alignment of each utility will be determined at the time of the engineering design.





WATER & WASTEWATER IMPACT FEE SEMIANNUAL REPORT

Capital Improvements Advisory Committee
Workshop Presentation | January 16, 2025

CIAC MEMBERS

Member	Role/Association
Christopher Davenport	Place 1
Keatha Davenport	Place 2
Venkataratnam Ramachandran	Place 3
Jason Hoelscher	Place 4/Home Builder
Alina Rogers	Place 5/Relator

AGENDA



IMPACT FEE 101



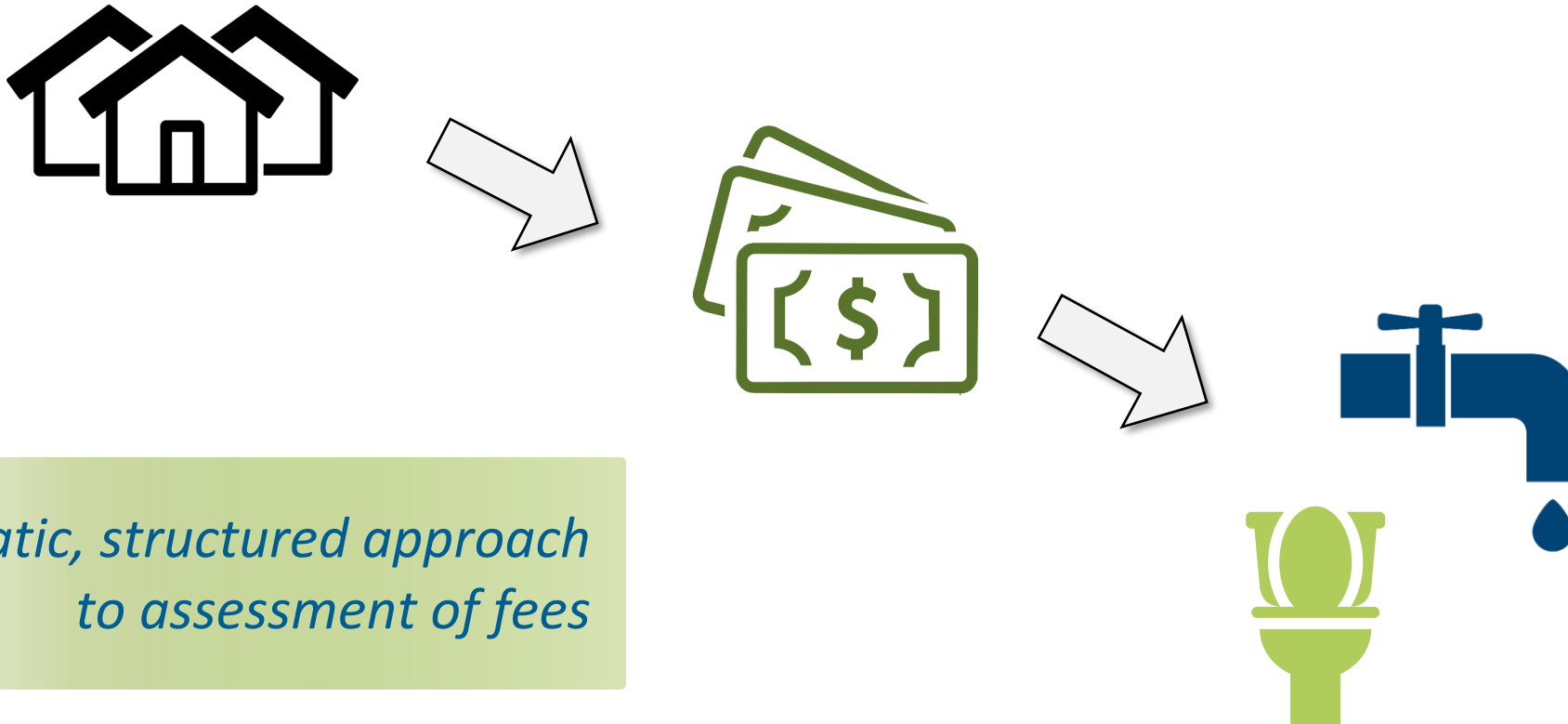
2021 IMPACT FEE UPDATE



SEMIANNUAL CIAC REPORT

WHAT ARE IMPACT FEES?

One-time charge assessed to new development for a portion of costs related to specific capital improvements



*Systematic, structured approach
to assessment of fees*

THE BASIC QUESTION

**WHO PAYS FOR
INFRASTRUCTURE TO
SERVE GROWTH?**

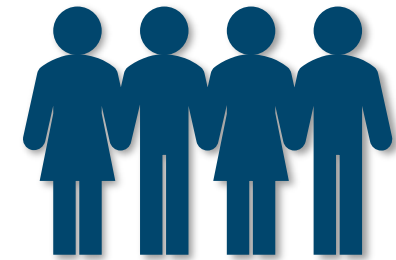
IMPACT FEES

New development
shares the cost



NO IMPACT FEES

Existing and future
rate payers pay for all
capital projects



IMPACT FEE BACKGROUND

- >>> Governed by Chapter 395 of the Texas Local Government Code (TLGC)
- >>> State law requires impact fees to be updated every 5 years
- >>> Why have impact fees?
 - ✓ Allows cities to **recoup costs** associated with infrastructure needed to serve future development, and **makes growth pay for a share of the growth**
 - ✓ Reduces full cost burden of new facilities on **existing customers**

WHAT IS ELIGIBLE FOR IMPACT FEES?

Components that ***can*** be paid for through an impact fee program:

- ✓ Recently constructed improvements with excess capacity to accommodate growth within 10 years
- ✓ Construction cost of capital improvements on the 10-Year CIP
- ✓ Survey and Engineering fees
- ✓ Land acquisition costs, including court awards
- ✓ Debt Service of Impact Fee CIP
- ✓ Study/Update Costs

Components that ***cannot*** be paid for through an impact fee program:

- ✗ Projects not included in the CIP
- ✗ Repair, operation and maintenance of existing or new facilities
- ✗ Upgrades to serve existing development
- ✗ Administrative costs of operating the program
- ✗ Non-CIP debt service

>>> During Impact Fee Study

- Guide the conduct of the study
- **Provide input on:**
 - ✓ Land Use Assumptions (LUA)
 - ✓ Capital improvement plans (CIPs) for Water and Wastewater
- **Provide written comments** to Council on the recommended impact fees

>>> After Adoption of Impact Fee

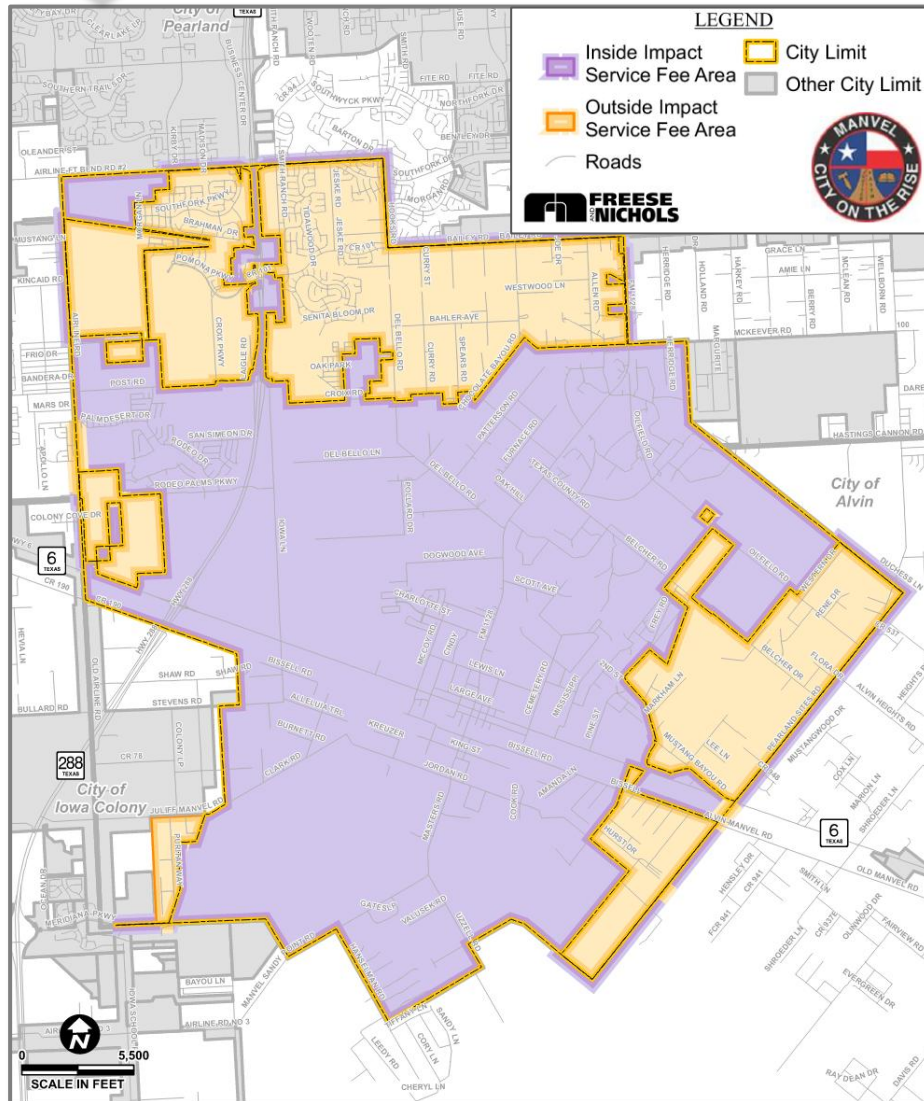
- File semiannual reports with respect to progress of the CIP and report to the City Council any perceived inequities in implementing the plan of imposing the impact fee
- Advise the City Council of the need to update or revise the LUA, CIP and Impact Fee

LUA = Land Use Assumption
CIP = Capital Improvements Plan

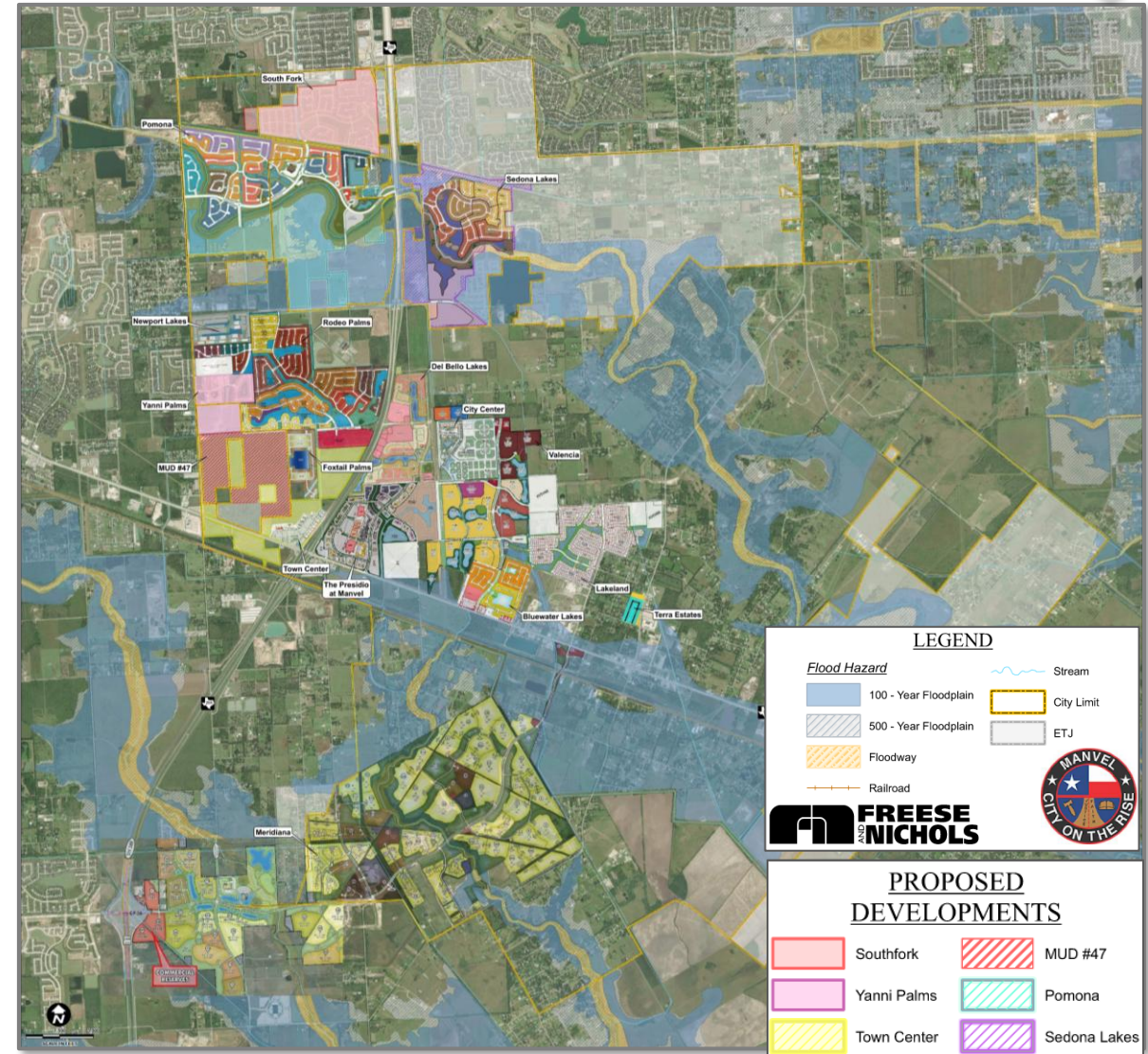
LAND USE ASSUMPTIONS



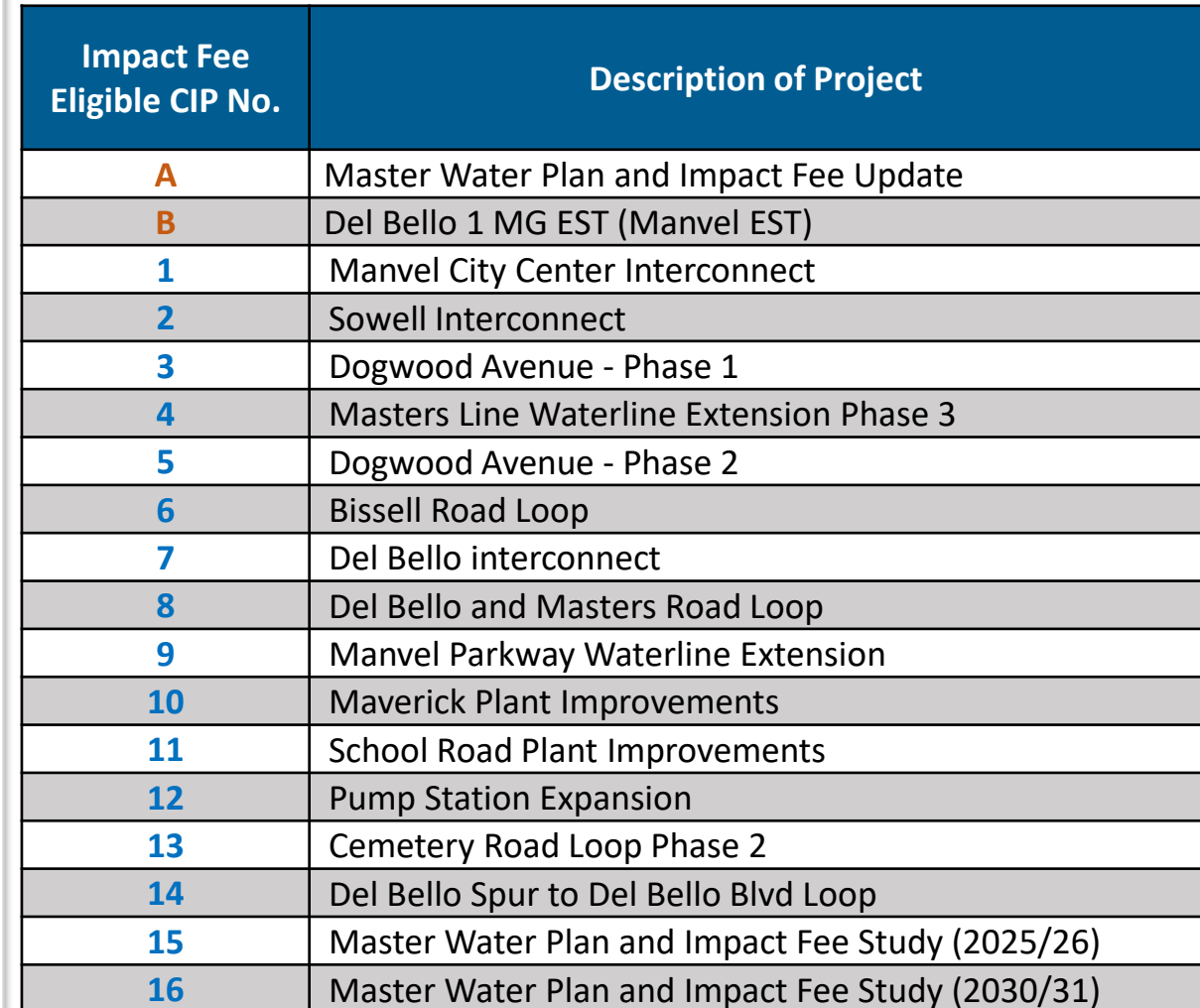
Impact Fee Service Area



Anticipated Future Developments

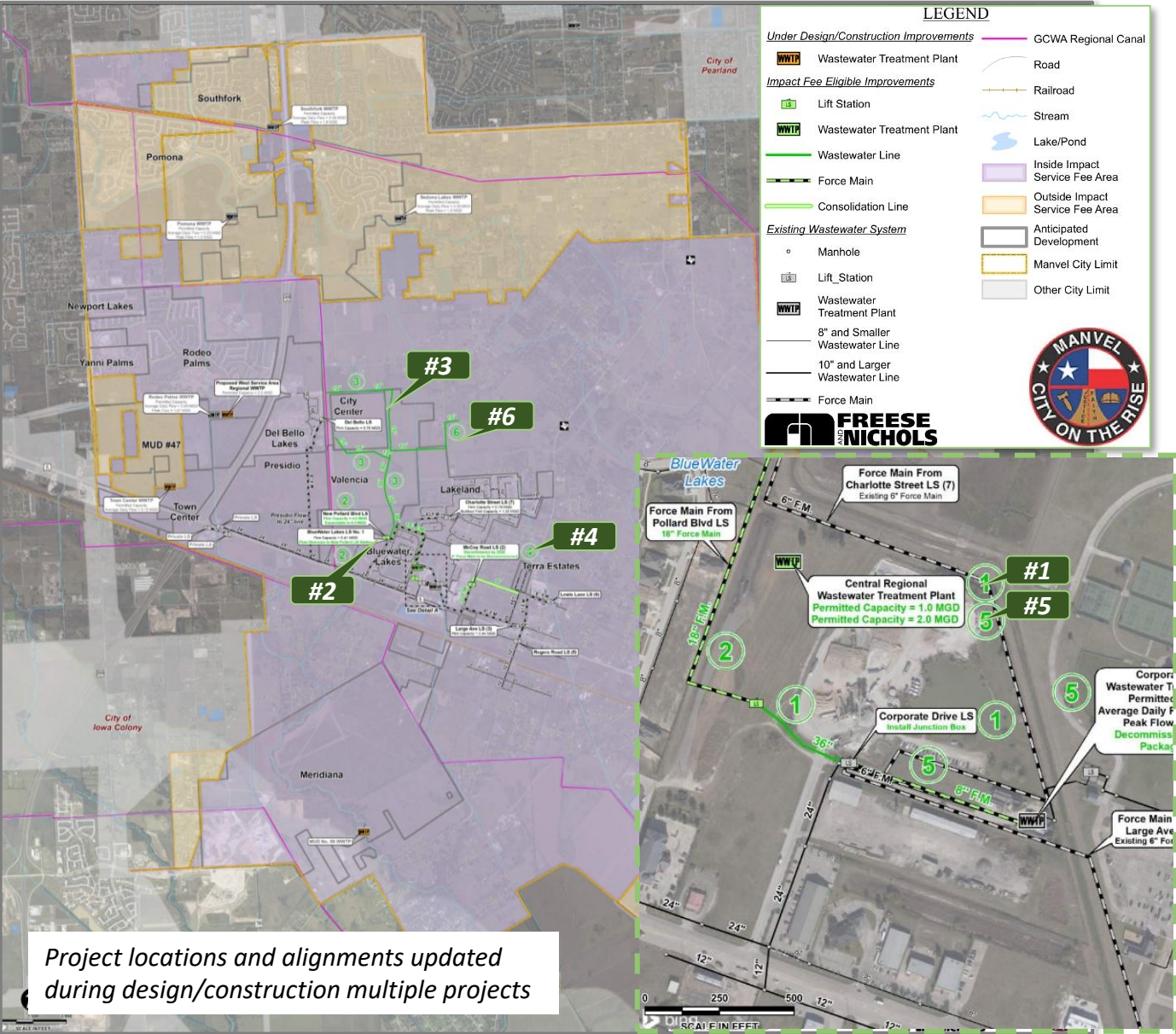


Slide 11



Project locations and alignments updated during design/construction multiple projects

WASTEWATER IMPACT FEE ELIGIBLE CAPITAL IMPROVEMENTS PLAN



Impact Fee Eligible CIP No.	Description of Project
A	Master Wastewater Plan and Impact Fee Update
1	1.0 MGD Expansion of the Central Regional Wastewater Treatment Plant (Phase 1)
2	New 4.0 MGD Pollard Blvd Lift Station and 18-inch Force Main (Phase 1)
3	12/15/18/30-inch Lines through Valencia Development
4	8-inch Gravity Main along McCoy Drive and Lewis Lane
5	Expansion of the Central Region Wastewater Treatment Plant to 2.0 MGD Capacity (Phase 2)
6	12-inch Del Bello SPUR Gravity Main
7	Master Wastewater Plan and Impact Fee Study (2025/26)
8	Master Wastewater Plan and Impact Fee Study (2030/31)

»» Existing impact fees adopted in October 2021

»» Assessed based on the water meter size

Meter Size	Service Unit Equivalent	Impact Fees		
		Water	Wastewater	Total
3/4"	1.0	\$2,441	\$7,107	\$9,548
1"	1.6	\$3,906	\$11,371	\$15,277
1-1/2"	4.0	\$9,766	\$28,428	\$38,194
2"	6.4	\$15,625	\$45,484	\$61,109
3"	12.8	\$31,251	\$90,969	\$122,220
4"	20.0	\$48,830	\$142,140	\$190,970
6"	40.0	\$97,660	\$284,280	\$381,940
8"	64.0	\$156,256	\$454,848	\$611,104
10"	92.0	\$224,618	\$653,844	\$878,462

Total Water & Wastewater Impact Fee for 3/4" meter = \$9,548

IMPACT FEE FUND ACTIVITY

Water and Wastewater Impact Fee Account	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual To Date
Beginning balance	\$611,436	\$676,722	-	\$147,820	-	\$3,563,470
Interest Income	\$6,156	\$501	\$0	\$0	\$0	\$0
Water Impact Fee Revenue	\$350,997	\$443,302	\$109,870	\$(4,884)	\$974,935	\$31,250
Wastewater Impact Fee Revenue	\$113,133	\$269,887	\$37,950	\$90,971	\$2,838,535	\$45,484
Transferred to CIP Fund	\$(405,000)	\$(1,390,411)	-	\$(233,907)	(\$250,000)	\$0
Ending Water and Wastewater Impact Fee Account Balance:	\$676,722	-	\$147,820	-	\$3,563,470	\$3,640,204

WATER IMPACT FEE ELIGIBLE CAPITAL IMPROVEMENTS PLAN

Impact Fee Eligible CIP No.	Description of Project ^(a)	Status	2021 Impact Fee Report Capital Costs	Latest Estimated Project Cost ^(b) (if Available)	Notes
A	Master Water Plan and Impact Fee Update	Completed	\$67,500	\$67,500	Completed in 2021.
B	Del Bello 1 MG EST (Manvel EST)	In Progress	\$3,390,000	\$5,680,347	
1	Manvel City Center Interconnect	In Progress	\$1,584,800	\$1,710,012	Portions of the lines are currently under design/construction. Latest estimated project cost is based on a modified scope of the project that may include updated size and alignments. Some projects may have a future phase and that cost estimate is currently not available.
2	Sowell Interconnect	In Progress	\$1,597,400	\$1,778,041	
3	Dogwood Avenue - Phase 1	Not Started	\$723,800	-	
4	Masters Line Waterline Extension Phase 3	In Progress	\$1,776,600	\$410,431	Project extent has been modified.
5	Dogwood Avenue - Phase 2	Not Started	\$666,400	-	
6	Bissell Road Loop	Not Started	\$860,000	-	
7	Del Bello interconnect	Completed	\$1,967,000	\$360,498	Latest estimated project cost is based on a modified scope of the project that may include updated size and alignments. This project may have a future phase and that cost estimate is currently not available.
8	Del Bello and Masters Road Loop	Not Started	\$1,880,200	-	
9	Manvel Parkway Waterline Extension	In Progress	\$1,509,400	\$459,145	Latest estimated project cost includes a portion of the water line. This line is being constructed as part of two separate projects. Partial estimate is available.
10	Maverick Plant Improvements	In Progress	\$1,032,500	\$1,510,725	Partially completed.
11	School Road Plant Improvements	Removed from CIP	\$3,360,000	-	Project need is being met by a different project.
12	Pump Station Expansion	Not Started	\$10,360,000	-	
13	Cemetery Road Loop Phase 2	Not Started	\$630,600	-	
14	Del Bello Spur to Del Bello Blvd Loop	Not Started	\$1,109,200	-	
15	Master Water Plan and Impact Fee Study (2025/26)	Not Started	\$75,000	-	
16	Master Water Plan and Impact Fee Study (2030/31)	Not Started	\$87,000	-	

(a) Alignment of some line projects were modified during design phase and are different from the alignment shown on the impact fee figure.

(b) The project cost is based on the design OPCC or actual construction costs depending on the status of the project.

WASTEWATER IMPACT FEE ELIGIBLE CAPITAL IMPROVEMENTS PLAN

Impact Fee Eligible CIP No.	Description of Project ^(a)	Status	2021 Impact Fee Report Capital Costs	Latest Estimated Project Cost ^(b) (if Available)	Notes
A	Master Wastewater Plan and Impact Fee Update	Completed	\$61,200	\$61,200	Completed in 2021.
1	1.0 MGD Expansion of the Central Regional Wastewater Treatment Plant (Phase 1)	In Progress	\$26,741,900	\$43,362,000	Current estimate of project cost.
2	New 4.0 MGD Pollard Blvd Lift Station and 18-inch Force Main (Phase 1)	In Progress	\$3,324,354 ^(c)	\$3,076,673	Project partially completed. Latest estimated project cost is based on a modified scope of the project that may include updated size and alignments. This project may have a future phase and that cost estimate is currently not available.
3	12/15/18/30-inch Lines through Valencia Development	In Progress	\$4,330,058 ^(c)	\$4,237,696	Project partially completed.
4	8-inch Gravity Main along McCoy Drive and Lewis Lane	In Progress	\$753,800	\$639,123	
5	Expansion of the Central Region Wastewater Treatment Plant to 2.0 MGD Capacity (Phase 2)	Not Started	\$15,904,500	-	
6	12-inch Del Bello SPUR Gravity Main	Not Started	\$1,555,200	-	
7	Master Wastewater Plan and Impact Fee Study (2025/26)	Not Started	\$75,000	-	
8	Master Wastewater Plan and Impact Fee Study (2030/31)	Not Started	\$87,000	-	

(a) Alignment of some line projects were modified during design phase and are different from the alignment shown on the impact fee figure.

(b) The project cost is based on the design OPCC or actual construction costs depending on the status of the project.

(c) Capital cost reflects City's oversizing share only. Therefore, the percent utilization only considers projected 10-year growth outside of the Valencia development.

Thank you!

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