

**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
February 3, 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

Presentation on the Strategic Plan.

Presentation on Del Bello Lakes - Next Phase.

Discussion/update on Wolfe Airpark.

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."

Presentations

Proclamation - Black History Month, February 2025

Public Comments: "Comment Card" Required

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

City Manager Update

Update on current events and city issues.

Consent Agenda

1. Approve the 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. Approve the City Manager to execute TDEM forms needed for reimbursement of Hurricane Beryl expenses.
3. 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.
4. 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.
5. Acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to Serve Dogwood Avenue – Segment A for Brazoria County Municipal Utility District No. 83, Brazoria County, Texas" to begin the Two-Year Maintenance Period.

6. Final acceptance of infrastructure improvements for Pomona "Lake D Phase 3 & Lake E Phase 1" and release the associated maintenance bond.
7. Acceptance of the 2024 Racial Profiling Report.
8. Acceptance of the meeting minutes to date.

Items Removed from Consent Agenda

Regular Agenda

1. 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.
2. 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."
3. Consideration and possible action to approve Ordinance 2025-O-05;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, ORDERING THE HOLDING OF A GENERAL ELECTION ON MAY 3, 2025, FOR THE PURPOSE OF ELECTING TWO COUNCILMEMBERS: ONE EACH FOR, PLACE 4, AND PLACE 6; DESIGNATING THE CITY ELECTION PRECINCTS; DESIGNATING A POLLING PLACE; PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; APPROVING A JOINT ELECTION CONTRACT AND AUTHORIZING THE MAYOR TO EXECUTE; ESTABLISHING OTHER PROCEDURES FOR CONDUCTING THE ELECTION; PROVIDING FOR THE INCORPORATION OF THE PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.
4. Consideration and possible action to approve the First Amended and Restated Retail Water and Wastewater Agreement between the City of Manvel and Brazoria County Municipal Utility District No. 57.
5. 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)*
6. Acceptance of recommendations from the Parks and Recreation Board on the City Hall Park design. *(Forwarded with favorable recommendation by the Parks and Recreation Board at the 1/16/2025)*
7. Consideration and possible action to approve a special called meeting on February 19, 2025, at 1:00 p.m. for a City Council Planning Session.
8. Discussion on Brazoria County Day.

Mayor and Council Comments

Update on current events and city issues.

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

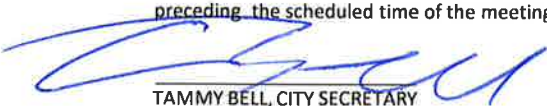
Items of community interest include:

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

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on January 31, 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.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

A quorum of the Manvel Planning Development and Zoning Committee and Manvel Economic Development Corporation may be in attendance at the 2/3/2025 meeting of the Manvel City Council. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.





**Strategic Plan
Comprehensive Plan Update
Thoroughfare Plan Update**

**City Council Consideration
of Manvel Strategic Plan**

February 3, 2025



GARY MITCHELL
**President and
Project Manager**



JENNIFER MAK
**Architect and
Senior Urban Designer**





***PDZ Workshops**

- February 24
- March 24
- April 28



Shaping the Future of our Growing Community

Manvel 2045 Strategic Plan

Adopted XX.XX.25



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.~~

Change to
“quality”

Change to
“local”

Social Media Outreach

105

Responses

67%

% Yes
Responses –
Vision Statement

26%

% No
Responses –
Vision Statement

80%

% Yes
Responses –
Community Values

Safe (92%)
Healthy (92%)

Guiding Principles with the
Most Yes

Opportunistic
(13%)

Guiding Principle with the Most No
(though all still majority supported)

Social Media Summary

- **Response mostly positive**
- **Friction**
 - Urban vs Country
 - Affiliation with Houston versus “Let’s stay far away from Houston”
- **Issues and Concerns reflected in Plan or Public Involvement Summary Appendix**
 - Examples: traffic congestion, drainage, road surface conditions, public services keeping up with growth in general, denser housing, incompatible activities near residential areas, noise, vacant/older buildings, more local jobs, City parks and amenities versus only in subdivisions, community appearance, diversity of residents, etc.

Social Media Summary

"I like the future vision and to see what's coming within our community. We want the best of both worlds — city amenities with smaller suburban vibes."

"I like a cross between country and city living — just not so much city!"

Another went further by saying that, for full transparency, any reference to "country living" should be removed given the amount of growth that is happening — a country lifestyle has already been lost.

"Take out the parts that probably won't happen."

One person questioned whether this is all too lofty and unrealistic for what Manvel is (versus just being a nice town and place to live)?

"Please keep Manvel country" ...
"Not everyone wants Manvel to grow" ... "Leave Manvel alone!!!!"

"Need more information, more details on what you mean."

Guiding Principles



Guiding Principles

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

**Change disaster-resistant to
“disaster-ready”**

**Add
“and business owners”**

SAFE



**Add
“and trails”**

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.

Guiding Principles

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

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.~~

Guiding Principles

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

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.

Guiding Principles

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

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.~~

Change to “Manvel will be a wise steward of taxpayer dollars, safeguarding its long-term financial position while diversifying its revenue base in order to lessen the tax burden on the community. This will be accomplished through rigorous monitoring and evaluation of ways to streamline processes, leverage the city’s growth and invest in essential services.”



***PDZ Workshops**

- February 24
- March 24
- April 28

Plan Alignment

5 Core Strategies in MEDC Plan:

- Align with what we have heard thus far through our leadership and public input

Comprehensive Plan will address:

- Environment
- Growth Capacity
- Land Use and Community Character
- Transportation
- Economic Development
- Recreation and Amenities



ECONOMIC DEVELOPMENT STRATEGIC PLAN

WWW.CITYOFMANVEL.COM

FALL 2024

PREPARED BY:



Next Move Group
We Are Jobs

MANVEL 2045 STRATEGIC PLAN



Shaping the Future of our Growing Community

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.

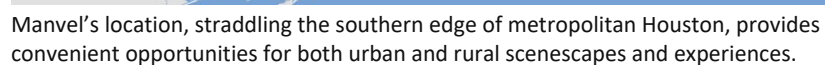
Other local government strategic planning efforts are more of the “**vision plan**” variety, enabling local officials, residents and other stakeholders to look outward first and consider what type of community theirs may turn out to be – and, more importantly, how they would prefer it to be – in the 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

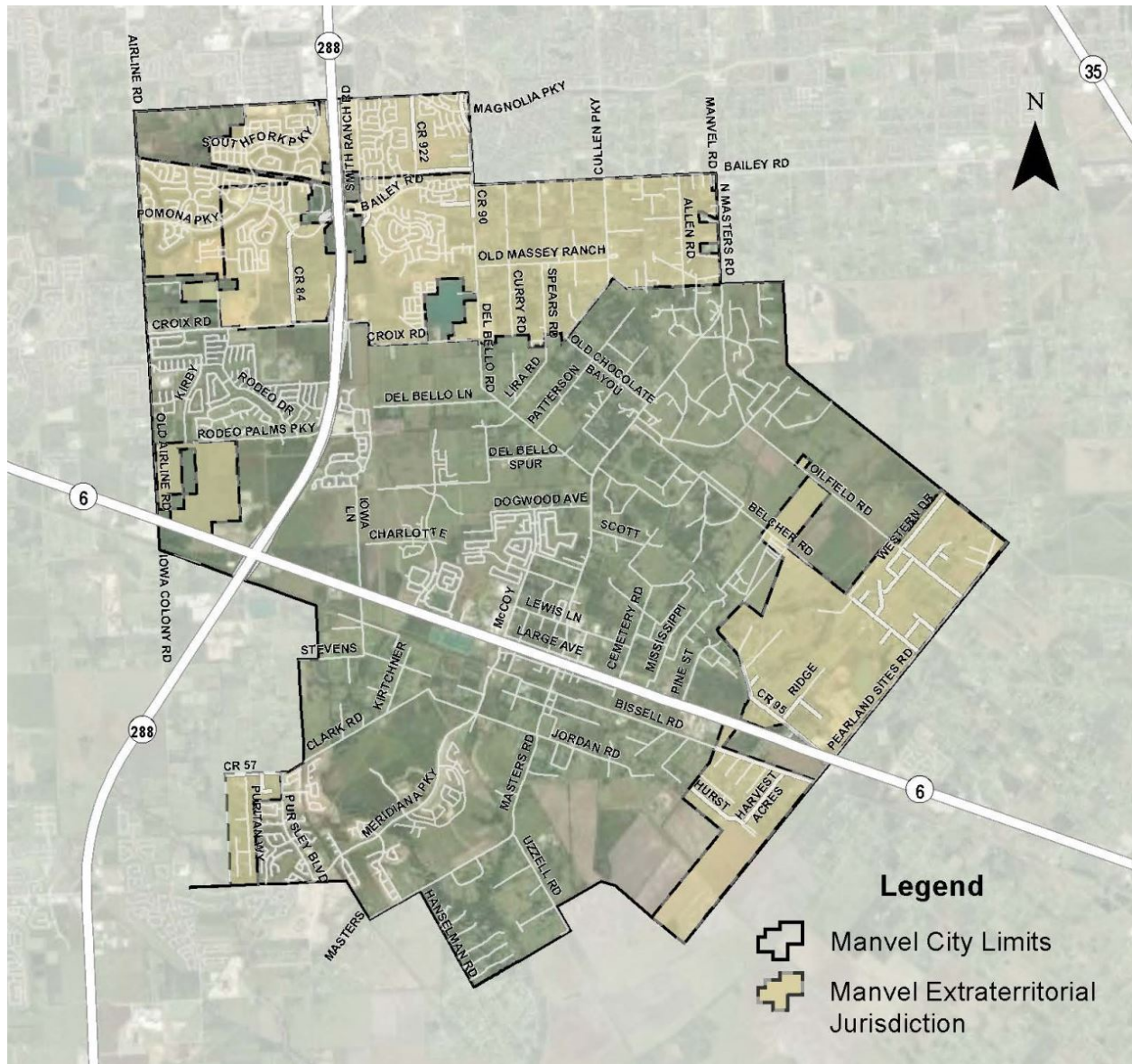
- At the time of this Strategic Plan, a particular focus for Manvel was **what will the physical character of our rapidly-growing community be in the future?** Parts of the city and its surroundings are quickly transitioning to suburban-style residential subdivisions, bringing new residents and energy into the area. Meanwhile, other areas of Manvel retain a semi-rural or even rural atmosphere, the appeal of which also drew many people here in the first place. Is it possible to have the best of both worlds? What will that look like, on maps in plans as well as in reality on the ground? What steps are needed to get to desired outcomes that will likely not satisfy everyone, but all can live with – and may be the best we can accomplish within our ever-evolving local governance model in Texas?



Ultimately, all variations of strategic plans, including this one, involve **setting priorities amid limited resources to address seemingly unlimited needs and wants**. Therefore, **strategic choices** are necessary that are a perfect demonstration of the economic principle of “opportunity cost” – what potential paths, outcomes and benefits will an individual or organization forego by choosing certain preferred options over others?

This Strategic Plan provides a framework and context to help Manvel make such choices for its near- and longer-term future, starting with the community planning priorities and strategies that will soon be refreshed through a new Comprehensive Plan and an updated Thoroughfare Plan. In the simplest terms, a strategic plan is all about identifying immediate

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.

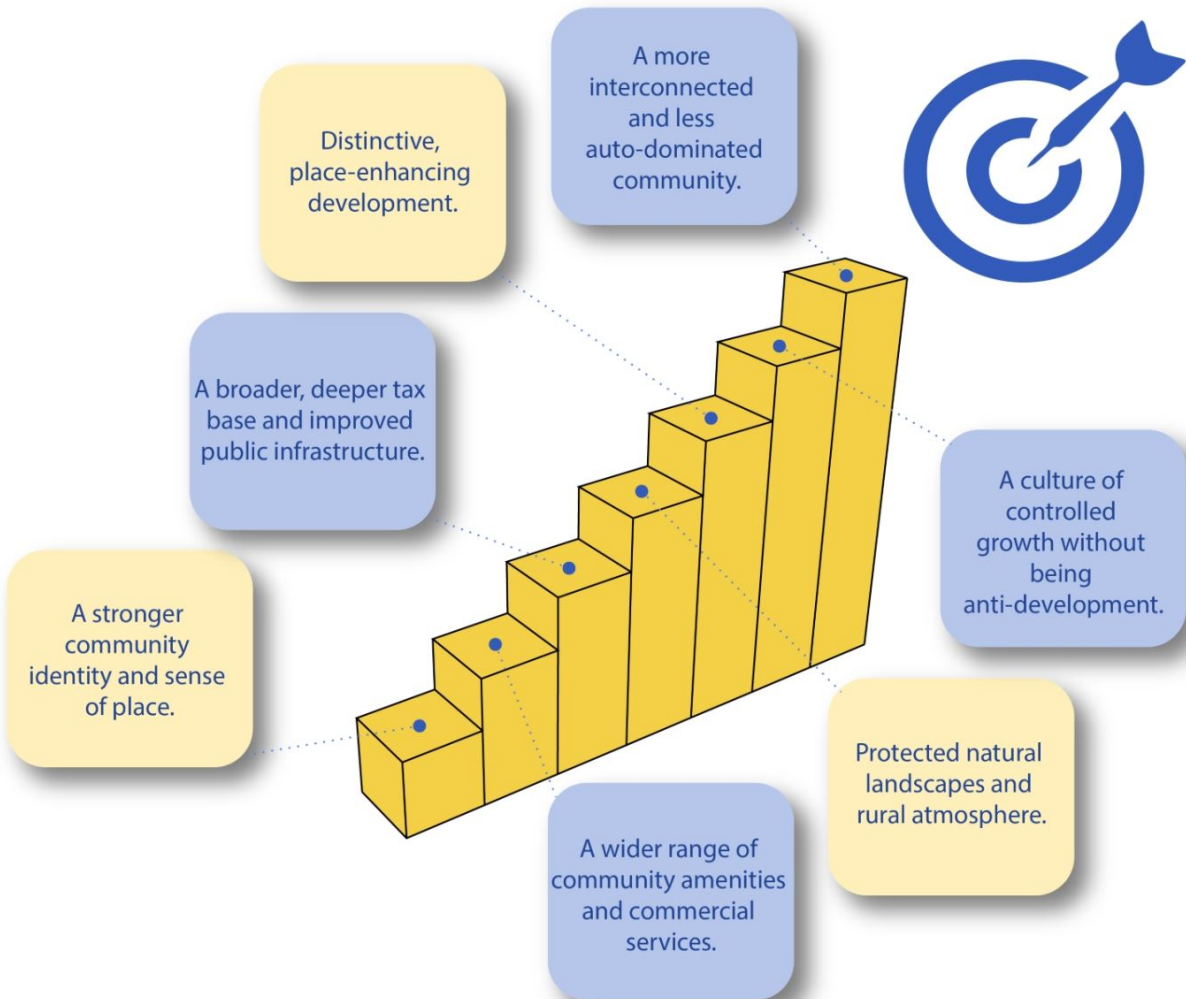


Source: City of Manvel

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

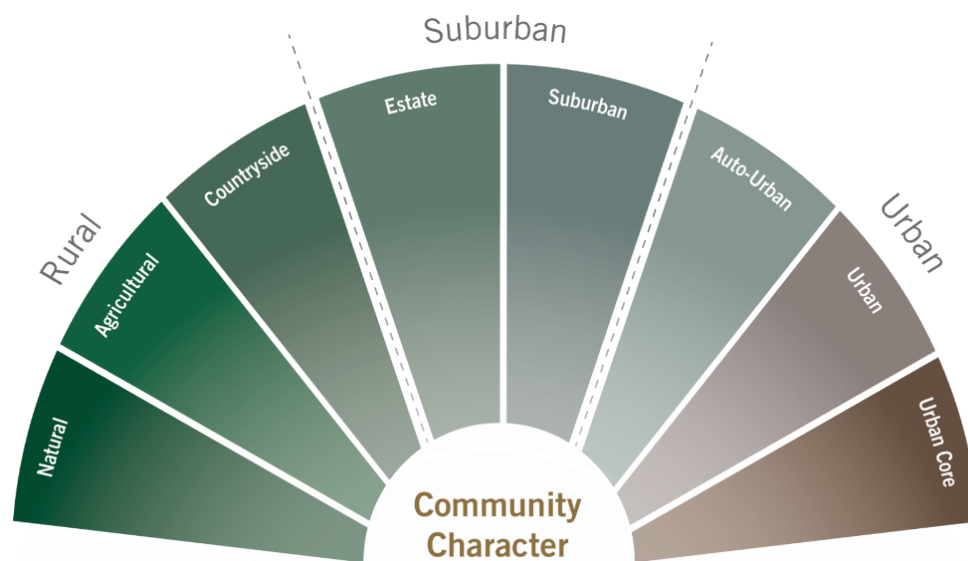
Unlike some other types of strategic plans, this Manvel 2045 Strategic Plan stops short of getting into specific action items. This is because, as intended by the City through its multi-faceted Manvel Plans initiative, the strategic planning effort will immediately transition into the future-oriented 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.

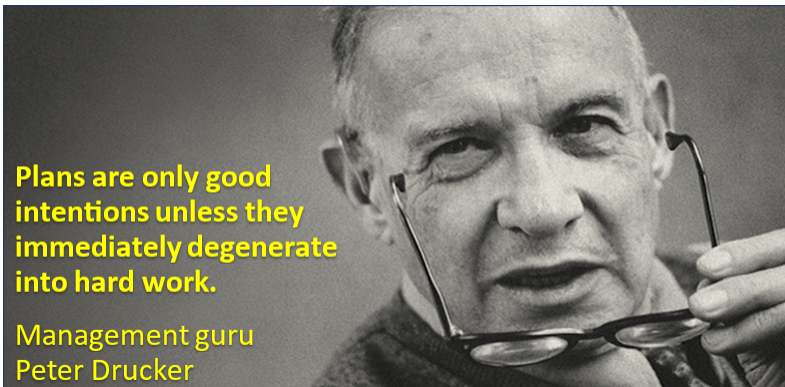
How the automobile is accommodated is a key factor in distinguishing character types, including how public streets are designed, how parking is provided, and how buildings and paved areas are arranged on sites. It is this combination of land use and the characteristics and context of the use that determines 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?

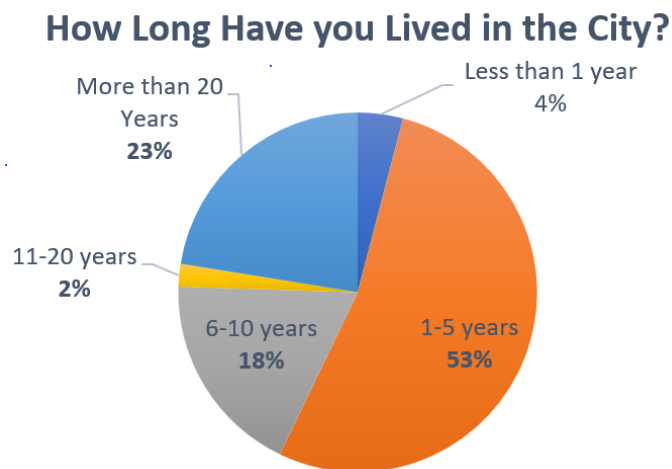
APPENDIX: PUBLIC INVOLVEMENT SUMMARY

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			

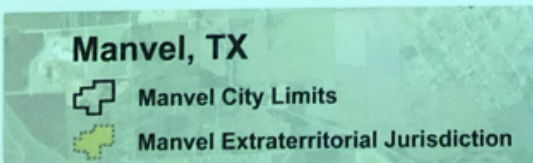
City Goals from 2015 Plan			
Goal		# Agree	# Disagree
1	Develop a comprehensive Public Utilities Plan (continued from previous Comp Plan).	3	0
2	Develop and encourage integrated and regional water and sewer systems to expand utilities to underserved areas of Manvel and incorporate existing and future 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

Proclamation

OFFICE OF THE MAYOR CITY OF MANVEL

Whereas, Black History Month is a time to honor the rich cultural heritage, resilience, and innumerable contributions of African Americans to our nation's history, progress, and identity; and

Whereas, the story of Black Americans is deeply woven into the fabric of our country, from the struggles against slavery and segregation to the triumphs of the Civil Rights Movement and ongoing efforts for justice, equality, and inclusion; and

Whereas, the 2025 national theme, "African Americans and Labor," highlights the vital roles Black Americans have played in shaping the American workforce, building industries, and advancing labor rights, often in the face of systemic barriers; and

Whereas, acknowledging and understanding this history fosters empathy, respect, and a deeper appreciation of the sacrifices and achievements that have propelled our society forward; and

Whereas, Manvel, Texas, stands as a community that values diversity, inclusion, and the pursuit of a more just and equitable future for all, recognizing that celebrating Black history is not only about honoring the past but also about inspiring future generations; and

Whereas, during Black History Month, we encourage residents to engage in meaningful learning, participate in community discussions, and reflect on the lessons of history to build a stronger, more united Manvel;

Now, Therefore, I, Dan Davis, by virtue of the authority vested in me as Mayor of the City of Manvel, Texas, do hereby proclaim February 2025 as



“Black History Month”

in the City of Manvel, Texas, and urge all residents to honor this observance by embracing education, fostering understanding, and committing to a future where justice, opportunity, and equality are truly shared by all.

In witness thereof, I have hereunto set my hand and caused the seal of the City of Manvel to be affixed.

Dan Davis, Mayor
February 3, 2025

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 City 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**

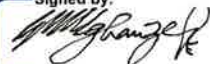
Dear Mayor Davis:

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:

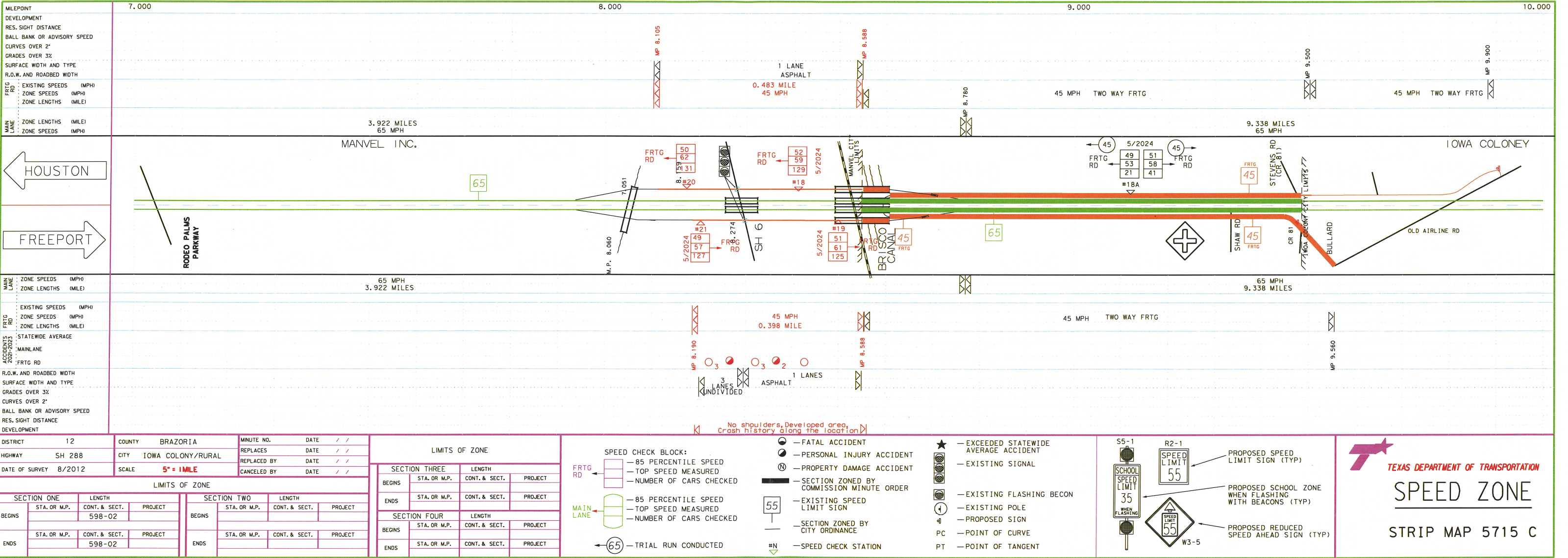
APPROVED:

City Secretary

Mayor



\$DATE\$ \$TIME\$



DISTRICT	12	COUNTY	BRAZORIA	MINUTE NO.	DATE	/	/	/
HIGHWAY	SH 288	CITY	IOWA COLONY/RURAL	REPLACES	DATE	/	/	/
DATE OF SURVEY	8/2012	SCALE	5" = 1 MILE	REPLACED BY	DATE	/	/	/
				CANCELED BY	DATE	/	/	/

LIMITS OF ZONE					
SECTION ONE			SECTION TWO		
BEGINS	STA. OR M.P.	LENGTH	BEGINS	STA. OR M.P.	LENGTH
		598-02			
ENDS	STA. OR M.P.	CONT. & SECT.	ENDS	STA. OR M.P.	CONT. & SECT.
		598-02			

LIMITS OF ZONE			
SECTION THREE		LENGTH	PROJECT
BEGINS	STA. OR M.P.	CONT. & SECT.	
ENDS	STA. OR M.P.	CONT. & SECT.	
SECTION FOUR		LENGTH	PROJECT
BEGINS	STA. OR M.P.	CONT. & SECT.	
ENDS	STA. OR M.P.	CONT. & SECT.	

SPEED CHECK BLOCK:

- 85 PERCENTILE SPEED
- TOP SPEED MEASURED
- NUMBER OF CARS CHECKED

MAIN LANE:

- 85 PERCENTILE SPEED
- TOP SPEED MEASURED
- NUMBER OF CARS CHECKED

TRIAL RUN CONDUCTED

- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- SECTION ZONED BY COMMISSION MINUTE ORDER
- EXISTING SPEED LIMIT SIGN
- SECTION ZONED BY CITY ORDINANCE
- SPEED CHECK STATION

- EXCEEDED STATEWIDE AVERAGE ACCIDENT
- EXISTING SIGNAL
- EXISTING FLASHING BECON
- EXISTING POLE
- PROPOSED SIGN
- POINT OF CURVE
- POINT OF TANGENT

Signage Legend:

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

TEXAS DEPARTMENT OF TRANSPORTATION

SPEED ZONE

STRIP MAP 5715 C



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: Acceptance of infrastructure improvements for “Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to Serve Dogwood Avenue – Segment A for Brazoria County Municipal Utility District No. 83, 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



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: February 3, 2025

TOPIC: Manvel Police Department 2024 Racial Profiling Report

BACKGROUND

In accordance with the Code of Criminal Procedure Article 2.134, **Compilation and Analysis of Information Collected**, I am presenting the **2024 Racial Profiling Report**. Attached is the compiled data collected throughout the 2024 reporting year.

Law enforcement agencies are required to gather, compile, and analyze data from self-initiated traffic stops. Additionally, agencies must submit a completed report to the **Texas Commission on Law Enforcement** and present it to the governing body by **March 1st** each year.

RECOMMENDATION The staff recommends approval.

ATTACHMENTS 2024 Racial profiling report as submitted to TCOLE.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Keith Traylor

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

Racial Profiling Analysis Report

MANVEL POLICE DEPARTMENT

01. Total Traffic Stops:	11444	
02. Location of Stop:		
a. City Street	6148	53.72%
b. US Highway	0	0.00%
c. County Road	1720	15.03%
d. State Highway	3295	28.79%
e. Private Property or Other	281	2.46%
03. Was Race known prior to Stop:		
a. NO	11380	99.44%
b. YES	64	0.56%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	9	0.08%
b. Asian/ Pacific Islander	793	6.93%
c. Black	4317	37.72%
d. White	5131	44.84%
e. Hispanic/ Latino	1194	10.43%
05. Gender:		
a. Female	4311	37.67%
i. Alaska/ Native American/ Indian	3	0.03%
ii. Asian/ Pacific Islander	261	2.28%
iii. Black	1825	15.95%
iv. White	1946	17.00%
v. Hispanic/ Latino	276	2.41%
b. Male	7133	62.33%
i. Alaska/ Native American/ Indian	6	0.05%
ii. Asian/ Pacific Islander	532	4.65%
iii. Black	2492	21.78%
iv. White	3185	27.83%
v. Hispanic/ Latino	918	8.02%
06. Reason for Stop:		
a. Violation of Law	53	0.46%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%

Racial Profiling Analysis Report

iii. Black	16	30.19%
iv. White	30	56.60%
v. Hispanic/ Latino	7	13.21%
b. Pre-Existing Knowledge	103	0.90%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	7	6.80%
iii. Black	38	36.89%
iv. White	46	44.66%
v. Hispanic/ Latino	12	11.65%
c. Moving Traffic Violation	6076	53.09%
i. Alaska/ Native American/ Indian	5	0.08%
ii. Asian/ Pacific Islander	513	8.44%
iii. Black	2357	38.79%
iv. White	2639	43.43%
v. Hispanic/ Latino	562	9.25%
d. Vehicle Traffic Violation	5212	45.54%
i. Alaska/ Native American/ Indian	4	0.08%
ii. Asian/ Pacific Islander	273	5.24%
iii. Black	1906	36.57%
iv. White	2416	46.35%
v. Hispanic/ Latino	613	11.76%
07. Was a Search Conducted:		
a. NO	11097	96.97%
i. Alaska/ Native American/ Indian	8	0.07%
ii. Asian/ Pacific Islander	781	7.04%
iii. Black	4143	37.33%
iv. White	5028	45.31%
v. Hispanic/ Latino	1137	10.25%
b. YES	347	3.03%
i. Alaska/ Native American/ Indian	1	0.29%
ii. Asian/ Pacific Islander	12	3.46%
iii. Black	174	50.14%
iv. White	103	29.68%
v. Hispanic/ Latino	57	16.43%
08. Reason for Search:		
a. Consent	45	0.39%

Racial Profiling Analysis Report

i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	2.22%
iii. Black	10	22.22%
iv. White	24	53.33%
v. Hispanic/ Latino	10	22.22%
b. Contraband in Plain View	9	0.08%
i. Alaska/ Native American/ Indian	1	11.11%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	3	33.33%
iv. White	2	22.22%
v. Hispanic/ Latino	3	33.33%
c. Probable Cause	196	1.71%
ii. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	6	3.06%
iii. Black	128	65.31%
iv. White	42	21.43%
v. Hispanic/ Latino	20	10.20%
d. Inventory	81	0.71%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	4	4.94%
iii. Black	29	35.80%
iv. White	27	33.33%
v. Hispanic/ Latino	21	25.93%
e. Incident to Arrest	16	0.14%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	6.25%
iii. Black	4	25.00%
iv. White	8	50.00%
v. Hispanic/ Latino	3	18.75%
09. Was Contraband Discovered:		
YES	280	2.45%
i. Alaska/ Native American/ Indian	1	0.36%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
ii. Asian/ Pacific Islander	12	4.29%
Finding resulted in arrest - YES	2	
Finding resulted in arrest - NO	3	
iii. Black	140	50.00%

Racial Profiling Analysis Report

Finding resulted in arrest - YES	20	
Finding resulted in arrest - NO	24	
iv. White	91	32.50%
Finding resulted in arrest - YES	10	
Finding resulted in arrest - NO	35	
v. Hispanic/ Latino	36	12.86%
Finding resulted in arrest - YES	8	
Finding resulted in arrest - NO	7	
b. NO	67	0.59%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	34	50.75%
iv. White	12	17.91%
v. Hispanic/ Latino	21	31.34%
10. Description of Contraband:		
a. Drugs	137	1.20%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	5	3.65%
iii. Black	86	62.77%
iv. White	30	21.90%
v. Hispanic/ Latino	16	11.68%
b. Currency	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Weapons	10	0.09%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	10.00%
iii. Black	5	50.00%
iv. White	4	40.00%
v. Hispanic/ Latino	0	0.00%
d. Alcohol	8	0.07%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	2	25.00%
iv. White	2	25.00%

Racial Profiling Analysis Report

v. Hispanic/ Latino	4	50.00%
e. Stolen Property	3	0.03%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	33.33%
iv. White	0	0.00%
v. Hispanic/ Latino	2	66.67%
f. Other	122	1.07%
i. Alaska/ Native American/ Indian	1	0.82%
i. Asian/ Pacific Islander	6	4.92%
iii. Black	46	37.70%
iv. White	55	45.08%
v. Hispanic/ Latino	14	11.48%
11. Result of Stop:		
a. Verbal Warning	1177	10.28%
i. Alaska/ Native American/ Indian	1	0.08%
ii. Asian/ Pacific Islander	98	8.33%
iii. Black	457	38.83%
iv. White	524	44.52%
v. Hispanic/ Latino	97	8.24%
b. Written Warning	6300	55.05%
i. Alaska/ Native American/ Indian	7	0.11%
ii. Asian/ Pacific Islander	474	7.52%
iii. Black	2411	38.27%
iv. White	3034	48.16%
v. Hispanic/ Latino	374	5.94%
c. Citation	3713	32.44%
i. Alaska/ Native American/ Indian	1	0.03%
ii. Asian/ Pacific Islander	214	5.76%
iii. Black	1347	36.28%
iv. White	1475	39.73%
v. Hispanic/ Latino	676	18.21%
d. Written Warning and Arrest	63	0.55%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	1.59%
iii. Black	27	42.86%
iv. White	32	50.79%
v. Hispanic/ Latino	3	4.76%

Racial Profiling Analysis Report

e. Citation and Arrest	38	0.33%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	20	52.63%
iv. White	11	28.95%
v. Hispanic/ Latino	7	18.42%
f. Arrest	153	1.34%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	6	3.92%
iii. Black	55	35.95%
iv. White	55	35.95%
v. Hispanic/ Latino	37	24.18%
12. Arrest Based On:		
a. Violation of Penal Code	116	1.01%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	4	3.45%
iii. Black	51	43.97%
iv. White	38	32.76%
v. Hispanic/ Latino	23	19.83%
b. Violation of Traffic Law	41	0.36%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	2.44%
iii. Black	11	26.83%
iv. White	15	36.59%
v. Hispanic/ Latino	14	34.15%
c. Violation of City Ordinance	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Outstanding Warrant	97	0.85%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	2	2.06%
iii. Black	40	41.24%
iv. White	45	46.39%
v. Hispanic/ Latino	10	10.31%

Racial Profiling Analysis Report

13. Was Physical Force Used:

a. NO	11444	100.00%
i. Alaska/ Native American/ Indian	9	0.08%
ii. Asian/ Pacific Islander	793	6.93%
iii. Black	4317	37.72%
iv. White	5131	44.84%
v. Hispanic/ Latino	1194	10.43%
b. YES	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	0	
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	0	
b 3. YES: Physical Force Resulting in Bodily Injury to Both	0	

14. Total Number of Racial Profiling Complaints Received:	0
---	---

REPORT DATE COMPILED 01/28/2025

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

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



Shaping the Future of our Growing Community

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:

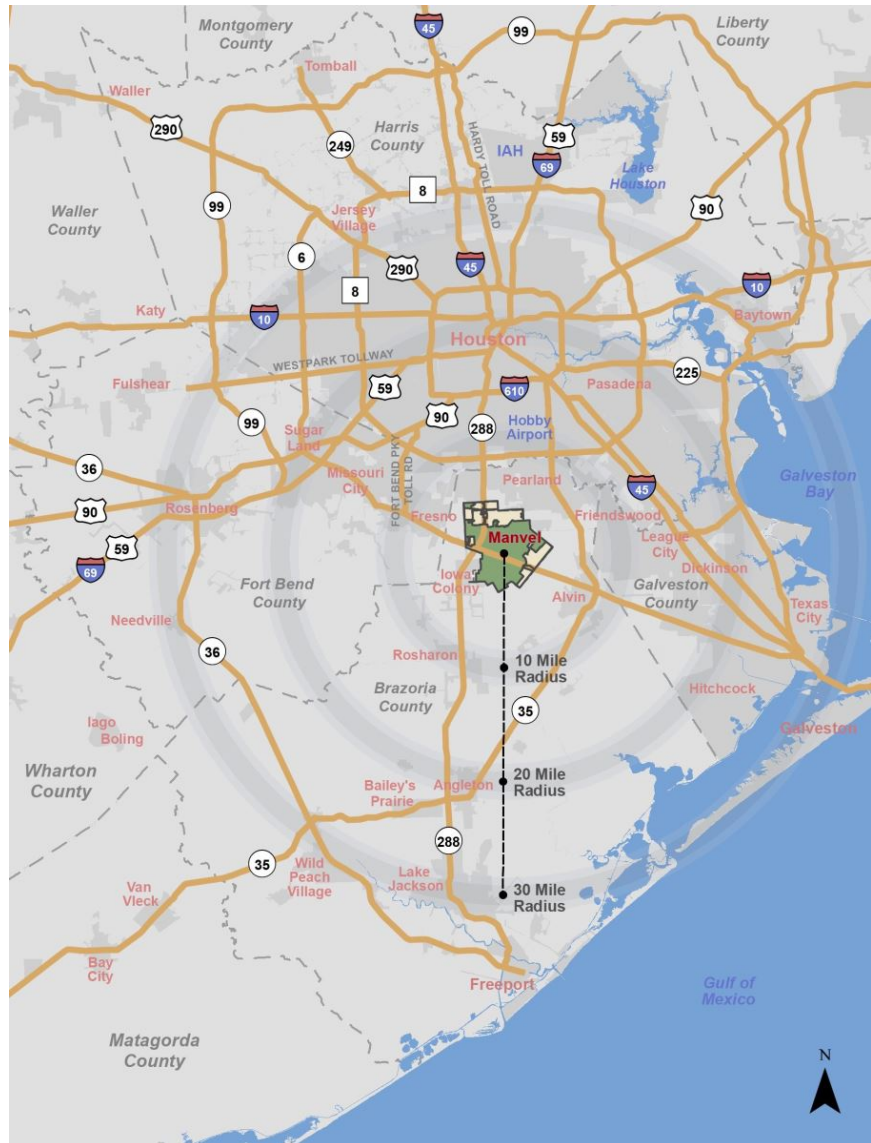
- the future use of land in the area;
- local housing needs and options;
- how people will travel in and around Manvel – and safely do so;
- opportunities for outdoor recreation and enjoyment of both sports and nature;
- what types of business and industry will comprise the area’s long-term tax base,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



Image Source: Medicaldaily.com

- the many types of public infrastructure and services that make a community safe and livable every day, from water and sanitary sewer systems to storm drainage, police and fire response, and community facilities such as a local public library and municipal court.

At the time of this Strategic Plan, a particular focus for Manvel was **what will the physical character of our rapidly-growing community be in the future?** Parts of the city and its surroundings are quickly transitioning to suburban-style residential subdivisions, bringing new residents and energy into the area. Meanwhile, other areas of Manvel retain a semi-rural or even rural atmosphere, the appeal of which also drew many people here in the first place. Is it possible to have the best of both worlds? What will that look like, on maps in plans as well as in reality on the ground? What steps are needed to get to desired outcomes that will likely not satisfy everyone, but all can live with – and may be the best we can accomplish within our ever-evolving local governance model in Texas?



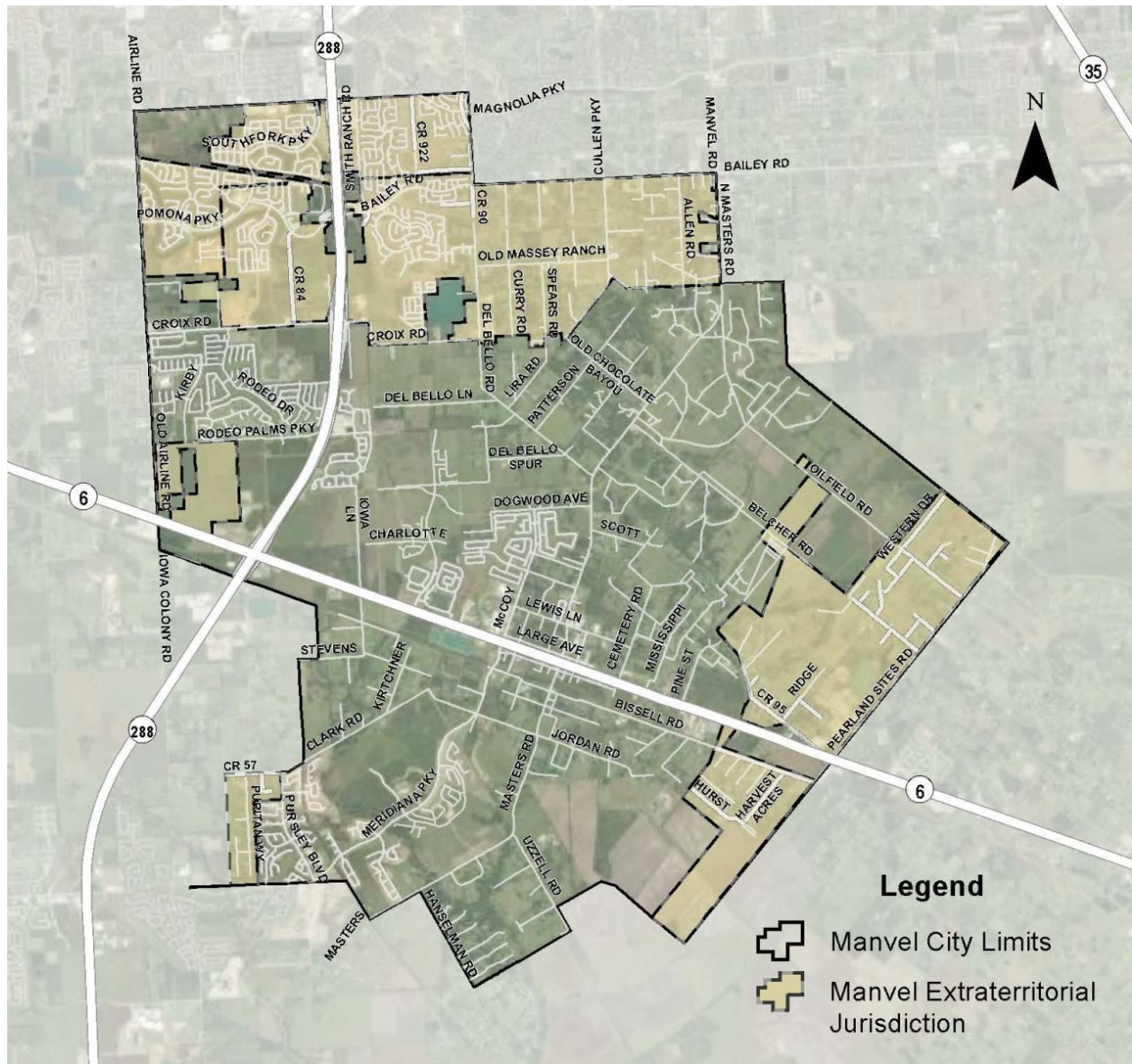
Manvel's location, straddling the southern edge of metropolitan Houston, provides convenient opportunities for both urban and rural scenes and experiences.

Ultimately, all variations of strategic plans, including this one, involve **setting priorities amid limited resources to address seemingly unlimited needs and wants.** Therefore, **strategic choices** are necessary that are a perfect demonstration of the economic principle of “opportunity cost” – what potential paths, outcomes and benefits will an individual or organization forego by choosing certain preferred options over others?

Ultimately, all variations of strategic plans, including this one, involve **setting priorities amid limited resources to address seemingly unlimited needs and wants.**

This Strategic Plan provides a framework and context to help Manvel make such choices for its near- and longer-term future, starting with the community planning priorities and strategies that will soon be refreshed through a new Comprehensive Plan and an updated Thoroughfare Plan. In the simplest terms, a strategic plan is all about identifying immediate

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.

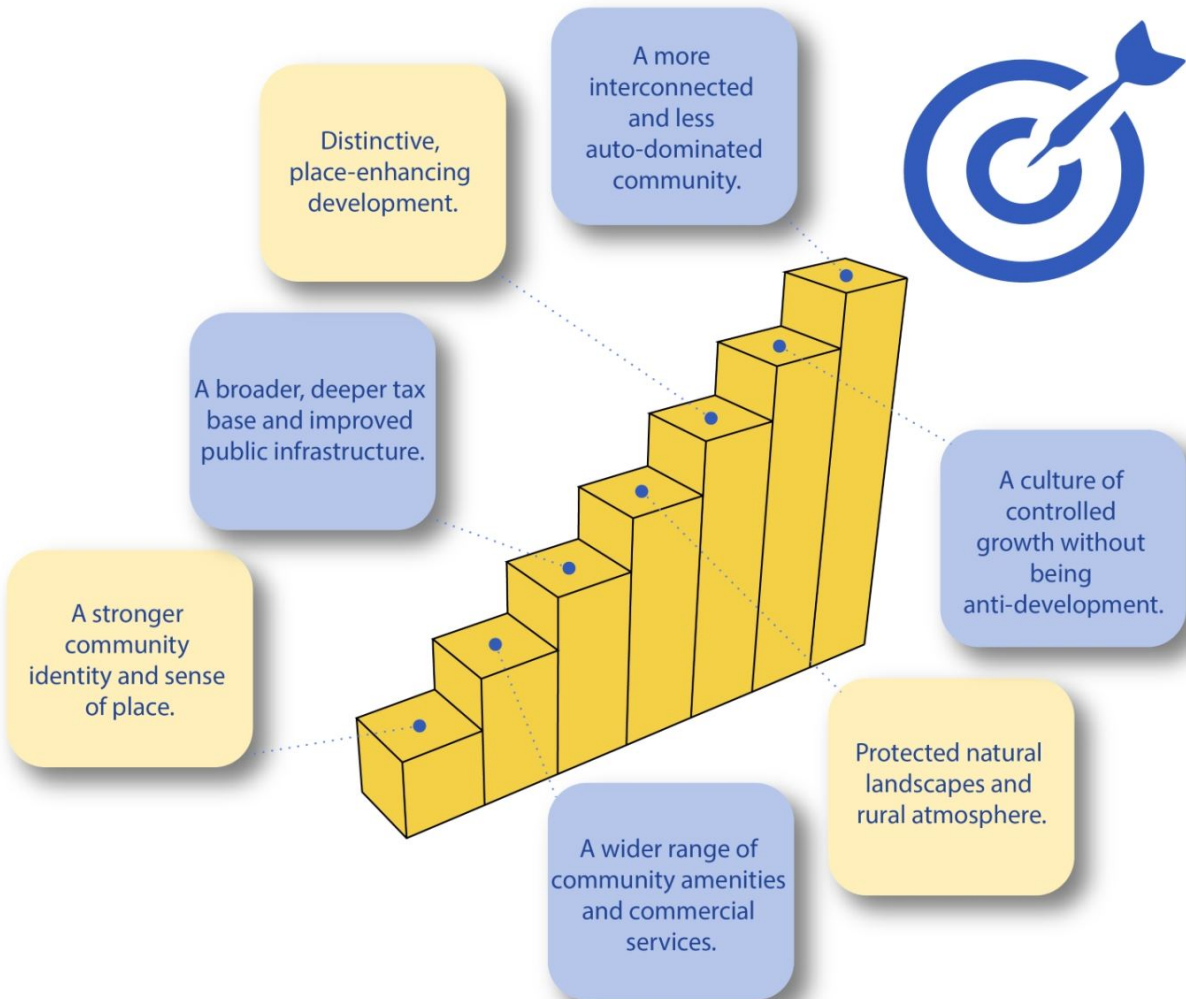


Source: City of Manvel

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

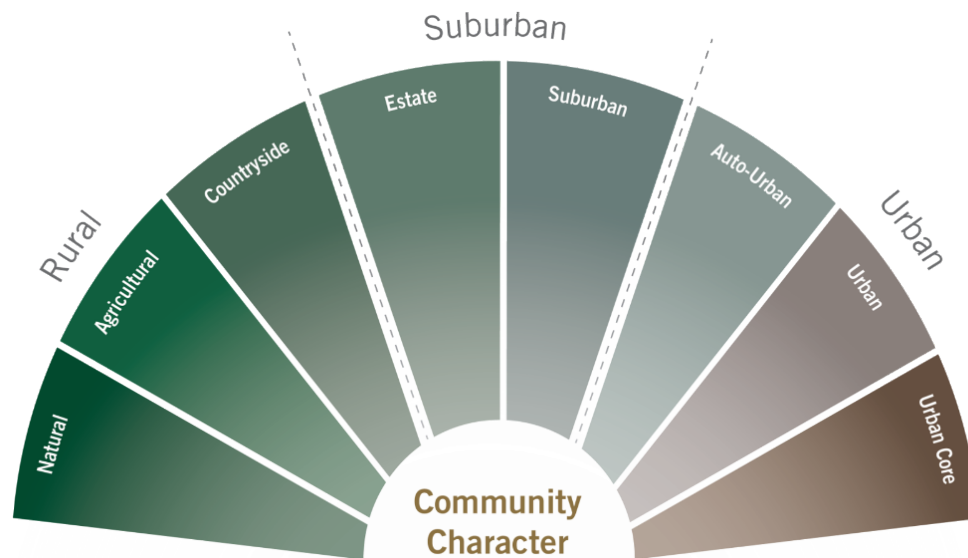
Unlike some other types of strategic plans, this Manvel 2045 Strategic Plan stops short of getting into specific action items. This is because, as intended by the City through its multi-faceted Manvel Plans initiative, the strategic planning effort will immediately transition into the future-oriented 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.

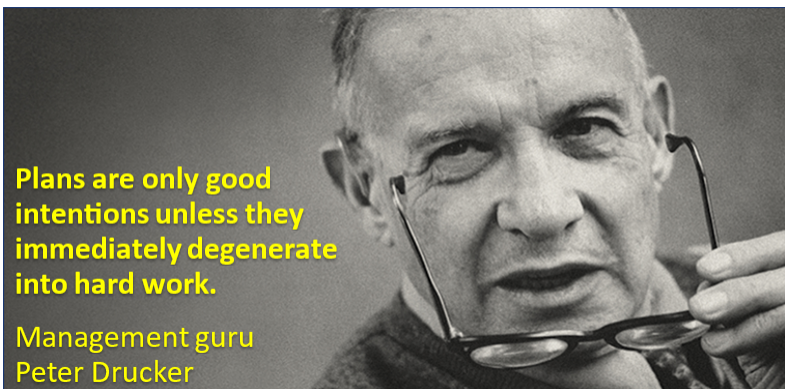
How the automobile is accommodated is a key factor in distinguishing character types, including how public streets are designed, how parking is provided, and how buildings and paved areas are arranged on sites. It is this combination of land use and the characteristics and context of the use that determines 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?

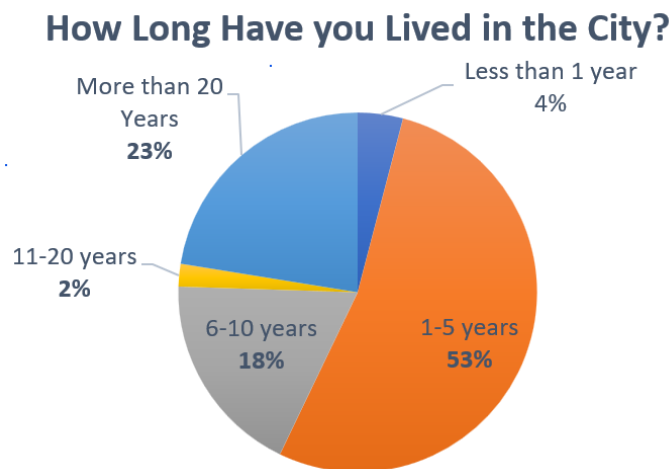
APPENDIX: PUBLIC INVOLVEMENT SUMMARY

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			

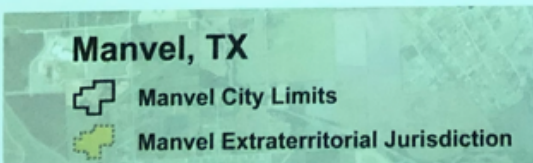
City Goals from 2015 Plan			
Goal		# Agree	# Disagree
1	Develop a comprehensive Public Utilities Plan (continued from previous Comp Plan).	3	0
2	Develop and encourage integrated and regional water and sewer systems to expand utilities to underserved areas of Manvel and incorporate existing and future 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

ORDINANCE NO. 2025-O-05

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, ORDERING THE HOLDING OF A GENERAL ELECTION ON MAY 3, 2025, FOR THE PURPOSE OF ELECTING TWO COUNCILMEMBERS: ONE EACH FOR, PLACE 4, AND PLACE 6; DESIGNATING THE CITY ELECTION PRECINCTS; DESIGNATING A POLLING PLACE; PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; APPROVING A JOINT ELECTION CONTRACT AND AUTHORIZING THE MAYOR TO EXECUTE; ESTABLISHING OTHER PROCEDURES FOR CONDUCTING THE ELECTION; PROVIDING FOR THE INCORPORATION OF THE PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the laws of the State of Texas provide that on May 3, 2025, there shall be a general election for municipal officers;

WHEREAS, Article III of the City Charter provides for the elections of its city councilmembers; and

WHEREAS, the City Council of the City of Manvel, Texas, (hereinafter referred to as the “City”) has determined that the City should conduct its general municipal election on Saturday, May 3, 2025, and that the following officials shall be elected for the City:

Councilmember, Place No. 4 (3-year term)

Councilmember, Place No. 6 (3-year term)

WHEREAS, the election so ordered for the City of Manvel is being ordered not later than 62 days before the election day pursuant to §3.005(a), Texas Election Code; and

WHEREAS, the Texas Election Code is applicable to said election, and in order to comply with said Code, an ordinance should be passed calling the election and establishing the procedures to be followed in said election, and designating the voting place for said election; and

WHEREAS, section 4.10(f) of the City Charter provides that an ordinance calling an election only requires one reading; and

WHEREAS, the City of Manvel (the “City”) lies within the boundaries of Brazoria County; and

WHEREAS, the City approves and agrees to conducting the City General Election jointly with other political subdivisions in Brazoria County in accordance with *Tex. Elec. Code, Chapter 271*

WHEREAS, the City and other political subdivisions in the area have made provision to contract with the Brazoria County Elections Officer to conduct the City's election, pursuant to *Chapter 31, Tex. Elec. Code*, and *Chapter 791, Tex. Gov't Code*;

WHEREAS, the City Council desires to authorize the Mayor to execute a joint election agreement and contract for election services with Brazoria County for the conduct and supervision of the election to be held on May 3, 2025 “Exhibit B”;

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

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

Section 2. General Election Ordered and Notice of Election. A general election shall be held on May 3, 2025 to elect the following city officers: City Council Place 4; and City Council Place 6 of the City of Manvel, Texas. The Mayor is hereby authorized to order and give notice of such election in accordance with the Order of City Officers Election. Said Order and Notice will be printed in English and Spanish when required to comply with bilingual requirements as stipulated in Voting Rights Act of 1985. Said Order and Notice shall be posted in accordance with terms and provisions of Article 6.08 of the Election Code. The Mayor shall issue all necessary orders and writs for such election, and returns of such election shall be made to the City Secretary immediately after the closing of the polls.

Section 3. Filing Period. Candidates for the above officers may file their application beginning January 15, 2025, and shall file their applications no later than 5:00 p.m. February 14, 2025. All candidates for the office to be filed in the election to be held on May 3, 2025, shall file their application to become candidates, with the City Secretary of the City at City Hall, 20031 Hwy 6, Manvel, Texas. "Exhibit A" Notice of filing period. The City Secretary shall note on the face of each such application the date and time of its filing. Such application shall include the number of the place the candidate is seeking. A declaration of write-in candidacy must be filed with the City Secretary, as provided by Section 146.054 of the Texas Election Code, not later than 5:00 p.m. on February 18, 2025, except as otherwise provided in the case of a deceased or ineligible candidate.

Section 4. Drawing. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing conducted by the City Secretary as provided by the Election Code. The City Secretary shall post a notice in her office, at least 72 hours prior to the date on which the drawing is to be held, of the time and place of the drawing, and shall also give personal notice to any candidate who makes written request for such notice and furnishes to the City Secretary a self-addressed, stamped envelope. Each candidate involved in the drawing, or a representative designated by him or her, shall have a right to be present and observe the drawing.

Section 5. Ballots and Printed Materials. The ballots used for the election shall comply with the *Texas Election Code* and be in the form provided by the City to the Brazoria County Election Officer (the "Election Officer") for use on the voting devices and ballots used by Brazoria County. The official ballots, together with such other election materials as are required by the *Tex. Elec. Code*, as amended, shall be printed in both the English and Spanish languages and shall contain such provisions, markings and language as required by law.

Section 6. Joint Election. The City agrees to conduct a joint election with the political subdivisions designated by the Elections Officer, provided that such political subdivisions hold an election on May 3, 2025 in all or part of the same territory as the City. The joint election for political subdivisions in Brazoria County will be conducted in accordance with state law, this ordinance, and the Joint Election Agreement and Contract for Election Services with Brazoria County ("Election Services Contract"-See Exhibit B). The Joint Election Agreement and Contract for Election Services with Brazoria County is approved and the Mayor is authorized to execute the agreement. Per instruction from the Brazoria County

Elections Director, the City will be responsible for preparing, publishing, and posting the Notice of Election.

Section 7. Conduct of Election. The Election Officer and his/her employees and appointees, and the election judges, alternate judges and clerks properly appointed for the election, shall hold and conduct the election in the manner provided by the Election Services Contract and the law governing the holding of general elections by home-rule cities of the State of Texas.

Section 8. Election Precinct and Polling Place. The present boundaries of the City of Manvel, Texas shall constitute six (6) precincts for the election, and the polls shall be open for voting from 7:00 a.m. until 7:00 p.m. at the following polling place:

POLLING PLACES, AND PRECINCTS

Precinct 11, Precinct 40, Precinct 53, Precinct 58, Precinct 65 and Precinct 70

2025 Polling Places – Election Day Vote Centers, voting shall occur at locations shown in Exhibit D

Any polling place may be changed by the Election Officer upon compliance with state and federal law.

Section 9. Early Voting. Early voting by personal appearance shall be conducted by Early Voting Clerks to be appointed by Brazoria County according to the Joint Election Agreement and Contract for Election Services entered into by and between the City of Manvel and Brazoria County, and, in accordance with Sections 83.032 and 83.034 of the Texas Election Code, the Early Voting Clerk may appoint one or more deputy early voting clerks who shall serve without additional compensation. Said clerks shall not permit anyone to vote early by personal appearance on any day that is not a regular working day for the Early Voting Clerk's office, and, under no circumstances, shall they permit anyone to vote early by personal appearance at any time when such office is not open to the public.

Early voting shall occur at

***** See Exhibit C*****

for the period early voting is permitted by law.

The Early Voting Clerk shall keep said office open for early voting by personal appearance from 8:00 a.m. until 5:00 p.m. Tuesday, April 22, 2025, through Saturday, April 26, 2025, and from 8:00 a.m. until 5:00 p.m. on Monday, April 28, 2025 and Tuesday, April 29, 2025. Early voting shall be conducted in accordance with the requirements of the Texas Election Code.

The Early Voting Clerk's mailing address to which ballot applications and ballots voted by mail may be sent is:

Joyce Hudman, County Clerk
111 E. Locust, Suite 200
Angleton, TX 77515-4664

All ballots cast shall be counted by an Early Voting Ballot Board, and the Presiding Judge and his/her clerks are hereby appointed the Early Voting Ballot Board for said election.

All expenditures necessary for the conduct of the election, the purchase of materials, and the employment of all election officials are hereby authorized in accordance with the Texas Election Code.

The City Secretary is hereby authorized and directed to furnish all necessary election supplies to conduct such election.

Section 10. Election Judges and Clerks. The presiding judges, alternate presiding judges and clerks for the election shall be selected and appointed by Brazoria County and its appointees in compliance with the requirements of state law, and such judges and clerks so selected by Brazoria County and its appointees are hereby designated and appointed by the city council as the election officers, judges and clerks, respectively, for the holding of said general election. The presiding judges, alternate presiding judges and clerks shall perform the functions and duties of their respective positions that are provided by state law. The city council will further confirm and appoint the election judges and alternate election judges that are appointed by Brazoria County for the election.

The Presiding Judge and the Alternate Judge shall be compensated at a rate of \$14.00/hr – overtime rate \$21.00/hr and the election clerks shall be compensated at a rate of \$12.00/hr, - overtime rate \$18.00/hr in accordance with Section 32.091 of the Texas Election Code. Further compensation shall be paid in accordance with Section 32.092 of the Texas Election Code.

Section 11. General. The Election Officer shall hold said election in accordance with the Texas Election Code and the Election Services Contract, and only resident qualified voters of said City, and ETJ where applicable, shall be eligible to vote at said election. Returns of said election shall be made known as soon as possible after the closing of the polls; and the election returns shall be canvassed by the City Council not earlier than May 6, 2025 nor later than May 16, 2025.

The City Secretary of the City of Manvel, in consultation with the City Attorney, is hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein. The City Attorney is authorized to send any and all needed preclearance submissions to the Department of Justice, if any, in connection with this election.

Section 12. Effective Date; Election Code. This ordinance shall be in full force and effect from and after its passage on the date shown below; provided that if any term or provision of this Ordinance conflicts with, or is inconsistent with, the Texas Elections Code, the Texas Election Code shall govern and control and the Election Officer shall comply with the Texas Elections Code.

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

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

JOINT CONTRACT FOR ELECTION SERVICES

THIS CONTRACT (this "Agreement") is made effective as of the Effective Date (as defined below) by and between the CITY OF MANVEL, TEXAS, acting by and through its governing body, hereinafter referred to as "Political Subdivision," and the County Clerk of Brazoria County, Texas, hereinafter referred to as "County," and by authority of Section 31.092(a), Texas Election Code, and Chapter 791, Texas Local Government Code, for the conduct and supervision of the Political Subdivision's election to be held on MAY 3, 2025. Political Subdivision and the County may be referred to individually as a "Party" and collectively as "the Parties."

This contract is made by and between the CITY OF MANVEL, TEXAS, acting by and through its governing body, hereinafter referred to as "Political Subdivision," and the County Election Officer of Brazoria County, defined by statute as the County Clerk through the authority set forth in Texas Election Code §§31.091 and 31.092. The purpose of this contract is for the performance of election services as authorized by statute. This contract shall serve as the general contract for each election for which the Political Subdivision requests the assistance of the County Clerk. Provisions specific to each particular election will be included as an attachment to the original contract. Political Subdivision and County Clerk may be referred to individually as "Party" or collectively as "Parties."

RECITALS

The County Clerk has care, custody, and control over the electronic voting system, the Hart InterCivic Verity Voting System (Version 2.5.3), which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122, as amended, and is compliant with the accessibility requirements set forth by Texas Election Code Section 61.012. Political Subdivision desires to use the electronic voting system to compensate the County Clerk for such use and to share in certain other expenses connected with joint elections in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, and benefits to the parties, IT IS AGREED as follows:

I. ADMINISTRATION

The Parties agree to hold a "Joint Election" in accordance with Chapter 271 of the Texas Election Code and this Agreement. The County Clerk shall coordinate, supervise, and handle all aspects of administering the Joint Election as this Agreement provides. Political Subdivision agrees to pay the County Clerk for equipment, supplies, services, and administrative costs as provided in this Agreement. The County Clerk shall serve as the administrator for the Joint Election; however, the Political Subdivision shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The County Clerk shall provide advisory services in connection with decisions to be made and measures to be taken by the officers of the Political Subdivision.

It is understood that other political subdivisions may wish to participate in the use of the electronic voting system and polling places, and it is agreed that the County Clerk may enter into

other joint election agreements and contracts for election services for those purposes on terms and conditions set forth in the Election Code. Political Subdivision agrees that County Clerk may enter into joint election agreements with other political subdivisions that may have territory located partially or wholly within the boundaries of Political Subdivision, and, in such case, all parties sharing common territory shall share a joint ballot on the electronic voting system at the applicable polling places. In such cases, total costs shall be divided among the participants.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating parties shall share a mutual ballot in those precincts where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap.

II. LEGAL DOCUMENTS

Political Subdivision shall prepare, adopt, and publish all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code or Political Subdivision's governing body, charter, or ordinances. Regarding publications, the County Clerk will publish the "Notice of Test of Automatic Tabulating Equipment." If a Political Subdivision holds any Special Election, it must publish its own "Notice of Election" to meet additional requirements.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of each participating authority, including translation to languages other than English. Each participating authority shall provide a copy of their respective election orders and notices to the County Clerk's Election Department.

III. STATUTORY COMPLIANCE

Political subdivisions shall follow all applicable State and Federal laws related to elections, including, but not limited to, Section 52.072 of the Election Code, which states in part, "A proposition shall be printed on the ballot in the form of a single statement."

Failure to do so may prohibit the political subdivision's participation in a Joint Election.

IV. VOTING LOCATIONS

The County Clerk's Election Office shall select and arrange for the use of and payment for all election-day voting locations. Voting locations will be, whenever possible, the usual voting location for each election precinct in elections conducted by the County. The proposed voting locations will be provided once the final candidate filing deadline has been met and listed as Attachment "A." If a voting location is unavailable, the Elections Department will arrange for an alternate location with the approval of the Political Subdivision. The Elections Department shall notify the Political Subdivision of any changes from the locations listed in Attachment "A."

If polling places for the joint election in Attachment "A" are different from the polling place(s) used by Political Subdivision in its most recent election, Political Subdivision agrees to post a notice no later than the date of the election described in Attachment "A," at the entrance to any

previous polling places in the jurisdiction, stating that the polling location has changed, and displaying the political subdivision's polling place name(s) and address(s) in effect for the election described in Attachment "A." Any voting location changes from those used in the most recent COUNTYWIDE JOINT election will be posted by the County Clerk's Election Office.

V. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

The Brazoria County Commissioners Court shall appoint the presiding judge and alternate judge for each polling location per Chapter 32 of the Texas Election Code. If an emergency appointment is necessary, the appointment shall be made in accordance with Election Code §32.007, which authorizes the presiding officer of the Brazoria County Commissioners Court to make an emergency appointment. Should that officer not be available, the County Clerk's office shall make emergency appointments of election officials. Upon request by the County Clerk, the Political Subdivision agrees to assist in recruiting bilingual polling place officials (fluent in English and Spanish).

The County's Elections Department shall notify all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code. It will take the necessary steps to ensure that all election judges appointed for the Joint Election are eligible to serve.

The County Clerk shall arrange for the training and compensation of all election judges and clerks. The Elections Department shall set the date, time, and place for the presiding election judge to pick up their election supplies. Each presiding election judge will be sent a letter from the Elections Department notifying him of his appointment, the time and location of training and distribution of election supplies, and the number of election clerks that the presiding judge may appoint.

Each election judge will receive compensation at an hourly rate of \$14.00. Each election clerk will receive compensation at an hourly rate of \$12.00. The election judge will receive an additional \$25.00 for picking up the election supplies before Election Day and returning the supplies and equipment to the central counting station after the polls close. All judges and clerks who attend training will be compensated at an hourly rate of \$8.00 as compensation for the same.

All Parties agree that at all times and for all purposes hereunder, all election judges, clerks, and all other personnel involved in this election are temporary part-time employees subject only to those benefits available to such employees.

VI. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The County Clerk Elections Department shall arrange for all election supplies and voting equipment, including, but not limited to, official ballots, sample ballots, voter registration lists, and all forms, signs, and other materials used by the election judges at the voting locations. At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating parties shall share a mutual ballot in those precincts where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap. The County Clerk Elections Department shall provide the necessary voter registration information, instructions, and other information to enable the election judges in the voting locations with more than one ballot style to conduct a proper election. If special maps are needed for a particular Political Subdivision, the County Clerk's Election Department will order the maps and pass that charge on to that specific Political Subdivision.

Political Subdivision shall furnish the County Clerk a list of candidates and propositions showing the order and the exact manner in which the candidate names and proposition(s) are to appear on the official ballot (including titles and text in each language in which the authority's ballot is to be printed). THE POLITICAL SUBDIVISION SHALL PROVIDE A COPY OF EACH CANDIDATE'S APPLICATION TO THE COUNTY CLERK ELECTIONS OFFICE. This list shall be delivered to the County Clerk Elections Department as soon as possible after each participating authority has determined ballot positions. Each participating authority shall proofread and approve the ballot pertaining to that authority's candidates and propositions. If any error or changes are discovered after the Logic and Accuracy test has been conducted and ballots prepared, then the Political Subdivision will be responsible for all costs.

VII. EARLY VOTING

The Parties agree to conduct joint early Voting and appoint the County Clerk as the Early Voting Clerk per Sections 31.097 and 271.006 of the Texas Election Code. Political Subdivision agrees to appoint the County Clerk's permanent county employees as deputy early voting clerks. The Parties further agree that each Early Voting Location will have an "Officer in Charge" who will receive compensation at an hourly rate of \$14.00. The clerks at each location will receive compensation at an hourly rate of \$12.00. Early Voting by personal appearance will be held at the locations, dates, and times listed in Attachment "B" of this document. Any qualified voter of the Joint Election may vote early by personal appearance at any one of the joint early voting locations.

As Early Voting Clerk, the County Clerk shall receive applications for early voting ballots to be voted by mail in accordance with Chapter 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the Political Subdivision shall be forwarded immediately by fax or courier to the Elections Department for processing.

The Early Voting Clerk will post a copy of the daily early voting report on the county election website and a cumulative final early voting report following the election. We shall provide the Political Subdivision with the reports with written advance notice.

VIII. EARLY VOTING BALLOT BOARD

The County Clerk shall appoint an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. With the assistance of the County Clerk Elections Department, the Presiding Judge shall appoint three or more additional members to constitute the EVBB. The County Clerk Elections Department shall determine the number of EVBB members required to efficiently process the early voting ballots.

IX. CENTRAL COUNTING STATION AND ELECTION RETURNS

The County shall be responsible for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and this Agreement.

The participating authorities hereby, in accordance with Sections 127.002, 127.003, and 127.005 of the Texas Election Code, appoint the following central counting station officials:

Counting Station Manager:	Lisa Mujica
Alternate Counting Station Manager:	Brandy Pena
Tabulation Supervisor:	Susan Cunningham
Alternate Tabulation Supervisor:	Johnathan Escamilla
Presiding Judge:	Dottie Cornett
Alternate Presiding Judge:	Tamara Reynolds

After counting all precincts, the County Clerk Elections Department will prepare the unofficial canvass reports. It will deliver a copy of the unofficial canvass to the Political Subdivision as soon as possible after all returns have been tabulated. All participating authorities shall be responsible for the official canvass of their respective elections.

The County Clerk Elections Department shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each participating authority and the Secretary of State's Office.

The County Clerk Elections Department shall electronically submit all Cities' precinct-by-precinct returns to the Texas Secretary of State's Office.

The County Clerk Elections Department shall post all election night results to the County website on election night. <https://www.brazoriacountyclerktx.gov>.

X. ELECTION EXPENSES AND ALLOCATION OF COSTS

The Parties agree to share the costs of administering the Joint Election. Unless specifically stated otherwise, allocation of costs is mutually agreed to be shared. The County participates in "Vote Centers"; therefore, all political subdivisions can vote at any location.

It is agreed that the standard rental rate charged for the County's voting equipment used on Election Day shall be calculated per polling location and among the participants utilizing each polling location. (See "Exhibit 1" for rental rates.) The total cost will be calculated and then multiplied by the Political Subdivision percentage number of registered voters or with the minimum of \$2000.00; for those with a lesser amount, additional costs associated will be itemized and billed.

Costs for the Eleven Early Voting by Personal Appearance locations will also be charged with the same formula as Election Day. Those political subdivisions with a percentage of registered voters less than the amount equal to \$2000.00 will be a minimum amount of \$2000.00 for the early voting period.

Additional polling locations requested by any Political Subdivision to be opened during the early voting period will be separately billed to the requestor.

Political Subdivision conducting a runoff shall be responsible for all associated costs.

XI. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Political Subdivision may withdraw from this Agreement and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code, or should it be later ruled that the election is not needed. Political Subdivision is fully liable for any expenses incurred by the County Clerk on behalf of the Political Subdivision. Any monies deposited with the County by the withdrawing authority shall be refunded minus the aforementioned expenses.

XII. RECORDS OF THE ELECTION

The County Clerk is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each participating authority and the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the County Clerk or an alternate facility used to keep county records. The County Clerk Elections Department shall ensure that the records are maintained orderly so that they are identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or open records request, the County Clerk shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each participating authority to bring to the attention of the County Clerk any notice of pending election contest, investigation, litigation, or open records request that may be filed with the participating authority.

XIII. RECOUNTS

A recount may be obtained as provided by Title 13 of the Texas Election Code. Political Subdivision agrees that any recount shall take place at the offices of the County Clerk and that the County Clerk shall serve as Recount Supervisor and the Political Subdivision's official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

The County Clerk Elections Department agrees to provide advisory services to the Political Subdivision as necessary to conduct a proper recount, and the cost of the recount depends on the size of the election and the number of precincts to be recounted.

XIV. MISCELLANEOUS PROVISIONS

1. It is understood that to the extent space is available, other districts and political subdivisions may wish to participate in the use of the election equipment and voting places; it is agreed that the County Clerk may contract with such other districts or political subdivisions for such purposes and that in such event, there may be an adjustment of the pro-rata share to be paid to the County by the participating authorities.
2. The County Clerk shall file copies of this document with the County Treasurer and the County Auditor in accordance with Section 31.099 of the Texas Election Code.
3. In the event that legal action is filed contesting the Political Subdivision's election under Title 14 of the Texas Election Code, Political Subdivision shall choose and provide, at its own expense, legal counsel for the County, the County Clerk, and additional election personnel as necessary.
4. Nothing in this contract prevents any party from taking appropriate legal action against any other party and other election personnel for a breach of this contract or a violation of the Texas Election Code; however, any action taken is subject to any immunity provided by statute or common law to governmental entities. For purposes of this contract, the County Clerk's office acts as a governmental entity covered by any immunity available to Brazoria County.
5. The parties agree that under the Constitution and laws of the State of Texas, neither Brazoria County nor Political Subdivision can enter into an agreement whereby either Party agrees to indemnify or hold harmless another party; therefore, all references of any kind, if any, to indemnifying or holding or saving harmless for any reason are hereby deleted.
6. This Agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Brazoria County, Texas.

7. In the event that one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
8. All parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and other entities with local jurisdiction.
9. The waiver by any party of a breach of any provision of this Agreement shall not operate as or be construed as a waiver of any subsequent breach.
10. Any amendments to this Agreement shall be of no effect unless in writing and signed by all parties.
11. **Authorization of Agreement.** This Agreement has been approved and authorized by the governing body of the Political Subdivision.
12. **Purpose, Terms, Rights, and Duties of the Parties.** The purpose, terms, rights, and duties of the Parties shall be as set forth in this Agreement.
13. **Payments from Current Revenues.** Each Party paying for the performance of governmental functions or services must make those payments from current revenues available to that paying Party.
14. **Fair Compensation.** The Parties acknowledge and agree that each payment contemplated by this Agreement fairly compensates the performing Party.
15. **Termination.** At any time and for any reason, either Party may terminate this Agreement by providing forty-five (45) days written Notice of termination to the other Party.
16. **Funding.** The Parties understand and acknowledge that the funding of this Agreement is contained in each Party's annual budget and is subject to the approval of each Party in each fiscal year. The Parties further agree that should the governing body of any Party fail to approve a budget that includes sufficient funds for the continuation of this Agreement, or should the governing body of any Party fail to certify funds for any reason, then and upon the occurrence of such event, this Agreement shall automatically terminate as to that Party and that Party shall then have no further obligation to the other Party. When the funds budgeted or certified during any fiscal year by a Party to discharge its obligations under this Agreement are expended, the other Party's ***sole and exclusive remedy*** shall be to terminate this Agreement.
17. **No Joint Enterprise.** The Agreement is not intended to, and shall not be construed to, create any joint enterprise between or among the Parties.
18. **Public Information.** This Agreement is public information. To the extent, if any, that any provision of this Agreement is in conflict with Texas Government Code Chapter 552, et seq.,

as amended (the "Texas Public Information Act"), such provision shall be void and have no force or effect.

19. **No Third-Party Beneficiaries**. This Agreement is entered solely by and between and may be enforced only by and among the Parties. Except as set forth herein, this Agreement shall not be deemed to create any rights in, or obligations to, any third parties.
20. **No Personal Liability**. Nothing in this Agreement shall be construed as creating any personal liability on the part of any employee, officer, or agent of any Party to this Agreement.
21. Nothing in this Agreement requires the Political Subdivision or County to incur debt, assess or collect funds, or create a sinking fund.
22. **Sovereign Immunity Acknowledged and Retained**. **THE PARTIES EXPRESSLY ACKNOWLEDGE AND AGREE THAT NO PROVISION OF THIS AGREEMENT IS IN ANY WAY INTENDED TO CONSTITUTE A WAIVER BY ANY PARTY OF ANY IMMUNITY FROM SUIT OR LIABILITY THAT A PARTY MAY HAVE BY OPERATION OF LAW. THE CITY AND THE COUNTY RETAIN ALL GOVERNMENTAL IMMUNITIES.**

XV. COST ESTIMATES AND DEPOSIT OF FUNDS

It is estimated that the Political Subdivision's obligation under the terms of this Agreement shall be DETERMINED AFTER THE ELECTION. Political Subdivision agrees to pay the County a deposit of 2,000.00. This Deposit shall be paid to the County within 10 business days after the final candidate filing deadline. The final candidate filing deadline is February 14, 2025. Therefore, the Deposit is due by February 24, 2025.

The exact amount of the Political Subdivision's obligation under the terms of this Agreement shall be calculated after the election on MAY 3, 2025. If the amount of the Political Subdivision's obligation exceeds the amount deposited, the Political Subdivision shall pay the County the balance due within forty-five (45) days after receipt of the final invoice from the County's Election Department. However, if the amount of the Political Subdivision's obligation is less than the amount deposited, the County shall refund the excess amount paid to the Political Subdivision within forty-five (45) days after the final costs are calculated.

IN TESTIMONY HEREOF, this Agreement, its multiple originals all of equal force, has been executed on behalf of the parties.

(1) On the _____ day of _____, 2025, been executed on behalf of the County Clerk by the County Clerk pursuant to the Texas Election Code;

(2) On the _____ day of _____, 2025, has been executed on behalf of the Political Subdivision by its Mayor or authorized representative, pursuant to an action of the Political Subdivision.

BRAZORIA COUNTY, COUNTY CLERK by

Joyce Hudman, County Clerk

ATTEST:

CITY OF MANVEL, TEXAS

_____ By _____
Presiding Officer or Authorized Representative
CITY OF MANVEL

	Election Day Locations- Tentative and subject to change- "DO NOT POST"	
Home Pct #	Polling Place	Zip Code
1	East Annex (Old Walmart), 1524 E Mulberry, Angleton	77515
2	Precinct 4 Building #2, 121 N 10th St, West Columbia	77486
4	Brazoria Library, 620 S Brooks, Brazoria	77422
9	Bonney Annex Building, 19025 FM 521, Bonney	77583
11	Alvin ISD Heritage Complex, Liberty Alumni Hall, 10855 Iowa Colony Blvd, Iowa Colony	77583
14	Sweeny Community Center, 205 W Ashley Wilson Rd, Sweeny	77480
15	Danbury Community Center, 6115 5th St, Danbury	77534
17	Freeport Library, 410 Brazosport Blvd, Freeport	77541
19	Clute Event Center, 100 Parkview Dr, Clute	77531
20	Jones Creek Comm House, 7207 Stephen F Austin Rd, Jones Creek	77541
23	Doris Williams Civic Center, 333 Hwy 332 East, LJ	77566
26	Brookside Village Community Center, 6243 Brookside Rd, Brookside Village	77581
29	West Pearland Community Center, 2150 Countryplace Pkwy, Pearland	77584
38	Surfside Beach City Hall, 1304 Monument Dr, Surfside Beach	77541
39	Alvin Library, 105 S Gordon, Alvin	77511
46	Tom Reid Library, 3522 Liberty Dr, Pearland	77581
50	West Pearland Library, 11801 Shadow Creek Pkwy, Pearland	77584
65	Manvel Annex, 7313 Corporate Dr, Manvel	77578
79	Iowa Colony Public Safety Building, 3144 Meridiana Pkwy, Iowa Colony	77583
Tentative, depending on city elections		
6	Liverpool City Hall, 8901 County Road 171, Liverpool	77577
8	Oyster Creek City Hall, 3210 FM 523, Oyster Creek	77541
25	Hillcrest Village Municipal Building, 200 W Timberlane, Alvin	77511
75	Richwood City Hall, 1800 Brazosport Blvd N, Richwood	77531
12	Drainage District No. 4 Building, 4813 W Broadway, Pearland	77581
37	Pearland Recreation Center, 4141 Bailey Rd, Pearland	77584
44	Silverlake Recreation Center, 2715 Southwyck Pkwy, Pearland	77584

RATE SHEETS FOR BRAZORIA COUNTY ELECTIONS:

MAY (COUNTYWIDE JOINT)

EQUIPMENT RENTAL

CONTROLLER	\$350.00 each
SCANNER UNIT (additional 2023)	\$425.00 each
ACCESS WITH TOUCH UNIT (DOU)	\$375.00 each
TOUCH UNITS	\$325.00 each
POLLPADS	\$50.00 each
MI-FI/ HOTSPOT	\$50.00 each

This is not a daily charge. This price is for the entire election even if it is for 12 days of voting.

OTHER CHARGES

Programming (increase 2023)	\$450.00
Tabulating.....	\$45.00
Equipment Delivery and Pickup	
Truck Rental (per delivery location)	\$50.00
Labor (Per delivery location)	\$100.00
Supply tubs EV-ED (see attached list for contents)	\$75.00
Mail Ballots will be billed per entity kits including postage Domestic...\$2.18...Overseas...\$2.76	
Publications will be divided equally.....	
Technical field support mileage will be divided equally.....	
Ballot Paper size 8.5 x 11.....	24 cents per sheet
Ballot Paper size 8.5 x 14.....	29 cents per sheet

Workers-Judges
Clerks

\$14.00 per hour -Overtime rate \$21.00 per hour
\$12.00 per hour- Overtime rate \$18.00 per hour

ELECTION DAY (increase 2023)

For Election Day, we will calculate the cost for each location (see Exhibit 'A2") the total cost for Election Day will then calculated per percentage of registered voters of each political subdivision. All political subdivisions in Brazoria County less than 6000 registered voters, charges will be the minimum of \$2000.00 for Election Day.

EARLY VOTING (increase 2023) (11 Main Locations)

For Early Voting we also calculate worksheets for each of the 10-11 early voting locations. Once we have the total cost for all locations, we do a spreadsheet that divides the cost between all political subdivisions based on the percentage of registered voters in each. Since we have large and small cities in our county, the minimum charge for early voting will be \$2000.00.

OVERTIME

We keep a record of our overtime for the election, our staff gets paid overtime for time outside regular business hours. Cost will be divided equally when sending the final bills.

RATE SHEETS FOR BRAZORIA COUNTY ELECTIONS:

NOVEMBER (COUNTYWIDE JOINT)

For November Elections, the Election Day and Early Voting charges are just like the countywide joint in May. If the only political subdivisions at a location are Brazoria County and one entity, total cost calculated will be per percentage of registered voters for the entity.

Runoffs Elections will be the responsibility of whichever entity will be conducting a runoff election.

Additional Early Voting Locations requested will be billed separately to the requestor.

Any errors or changes related to a Political Subdivision oversight and if it results in reprogramming the entirety election, will be responsible for all associated cost.

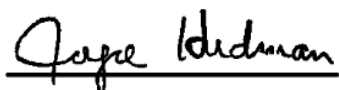
NOTICE OF EARLY VOTING AT BRANCH POLLING PLACES

Early voting by personal appearance will be conducted at the following locations:

Angleton (Main)East Annex, 1524 E Mulberry
AlvinAlvin Library, 105 S Gordon
BrazoriaBrazoria Library, 620 S Brooks
CluteClute Event Center, 100 Parkview Dr
FreeportFreeport Library, 410 Brazosport Blvd
Lake Jackson.....Doris Williams Civic Center, 333 Hwy 332 East
ManvelManvel Annex, 7313 Corporate Dr
Pearland EastTom Reid Library, 3522 Liberty Dr
Pearland West.....West Pearland Community Center, 2150 Countryplace Pkwy
Shadow CreekWest Pearland Library, 11801 Shadow Creek Pkwy
Sweeny.....Sweeny Community Center, 205 W Ashley Wilson Rd
West Columbia.....Precinct 4 Building #2, 121 N 10th St

DATES AND HOURS:

April 22-26.....8 AM – 5 PM
April 28-29.....8 AM – 5 PM



Early Voting Clerk

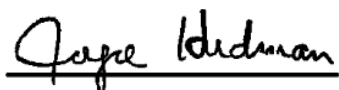
AVISO DE VOTACIÓN ADELANTADA EN LOS SITIOS DE VOTACIÓN AUXILIARES

La votación adelantada en persona se llevará a cabo en los siguientes sitios de esta manera:

Angleton (Ubicación Principal).....East Annex, 1524 E Mulberry
AlvinAlvin Library, 105 S Gordon
BrazoriaBrazoria Library, 620 S Brooks
CluteClute Event Center, 100 Parkview Dr
FreeportFreeport Library, 410 Brazosport Blvd
Lake JacksonDoris Williams Civic Center, 333 Hwy 332 East
ManvelManvel Annex, 7313 Corporate Dr
Pearland EsteTom Reid Library, 3522 Liberty Dr
Pearland OesteWest Pearland Community Center, 2150 Countryplace Pkwy
Shadow CreekWest Pearland Library, 11801 Shadow Creek Pkwy
Sweeny.....Sweeny Community Center, 205 W Ashley Wilson Rd
West ColumbiaPrecinct 4 Building #2, 121 N 10th St

FECHAS Y HORAS

22-26 de abril.....8 AM – 5 PM
28-29 de abril.....8 AM – 5 PM



Secretaria de la Votación Adelantada

**FIRST AMENDED AND RESTATED
RETAIL WATER AND WASTEWATER AGREEMENT**

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This First Amended and Restated Retail Water and Wastewater Agreement (this “Agreement”) is made as of _____, 2025, by and between **THE CITY OF MANVEL, TEXAS**, a home rule city organized under the laws of the State of Texas, (“Manvel”), and **BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57**, a conservation and reclamation district and political subdivision of the State of Texas, (the “District”), and hereinafter individually referred to as a “Party” and collectively referred to as the “Parties.”

RECITALS

WHEREAS, the tracts outlined in red on **Exhibit A** attached hereto (the “Tracts”) are currently located with the District and the corporate boundaries of Manvel; and

WHEREAS, pursuant to agreement with Manvel and the City’s Subdivision ordinance, the District is required to provide water and wastewater service to the Tracts; and

WHEREAS, the District desires to contract with Manvel to provide retail water and wastewater service to the Tracts because it is infeasible for the District to provide such service to the Tracts at this time; and

WHEREAS, it is deemed to be in the best interest of both Manvel and the District that the Parties enter into a mutually satisfactory agreement by means of which Manvel will provide retail water and wastewater service to the Tracts in accordance with Chapter 71, Article I of Manvel’s Code of Ordinances, as amended from time to time, and to provide for the interconnection of a water line between the District and Manvel at a later date; and

WHEREAS, by the execution of this Agreement, neither Manvel nor the District will surrender any of their respective rights to the ownership and operation of their present water production and distribution facilities or wastewater collection and treatment facilities; and

WHEREAS, this agreement is amended and restated in 2025 herein to increase the water connections from 57 to 70, and the wastewater connections from 45 to 70; and

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS that for and in consideration of the mutual covenants, promises and agreements contained herein, Manvel and the District hereby covenant and agree as follows:

AGREEMENT

ARTICLE I Definitions

Capitalized terms used in this Agreement shall have the meanings provided for them below, unless otherwise defined or the context clearly requires otherwise.

- a. Tracts mean the areas of land outlined in red on **Exhibit A** attached hereto.
- b. User means any user of Manvel's water and sanitary sewer system within the Tracts.
- c. Wastewater means the water-carried wastes, exclusive of ground, surface, and storm waters, normally discharged from the sanitary conveniences of residential or commercial structure of a domestic nature (not industrial).
- d. Water means potable water from Manvel's domestic waterworks system, which is from the same Water system to serve Manvel residents and customers.
- e. ESFC means equivalent single-family connections that equates to 360 gallons per connection per day for water and 315 gallons per connections per day for wastewater

ARTICLE II Facilities

2.01 Water Distribution Line and Wastewater Collection Line. The District, at its sole expense, will design, construct, and convey to Manvel (i) an 8-inch water line as shown in cyan and labeled "Proposed 8" WL from City at Rogers Road to City at South Side SH6, Crossing C12 Ditch" on **Exhibit B** attached hereto, and (ii) an 8-inch sanitary sewer line, as shown in light green and labeled "Proposed 8" Sanitary Sewer Line" on **Exhibit B** attached hereto.

2.02 Manvel Facilities. Manvel agrees to provide (i) 70 ESFCs water treatment and distribution facilities to enable it to deliver Water to the Tracts, and (ii) 70 ESFCs wastewater collection and treatment facilities to enable it to collect and treat Wastewater from the Tracts. Further, upon request for service from each User, Manvel shall install the tap, meter, and any necessary service lines to provide retail water and wastewater

service to such User and charge and collect from such User the tap fee and any other fees and charges set forth Chapter 71, Article I of Manvel's Code of Ordinances, as may be amended from time to time.

ARTICLE III

Water and Wastewater Services

Users shall only receive water and wastewater services from Manvel and such services shall be provided by Manvel in accordance with Chapter 71, Article I of Manvel's Code of Ordinances, as may be amended from time to time. Manvel agrees that each User shall be charged the same rates, fees, charges, and penalties as similar types of Users elsewhere in Manvel.

ARTICLE IV

Interconnection of City Facilities with District Facilities

(a) Pursuant to prior agreement, Manvel has the right to take over certain District water and wastewater facilities as Manvel facilities (the "Take Over"), and the Take Over will require a certain connection of a Manvel water line to a District water line. In the event Manvel desires to exercise such right, at least twelve (12) months prior to the Take Over, Manvel shall notify the District to construct an 8-inch water line from existing District water facilities to the water line that will be constructed pursuant to Section 2.01. District shall complete construction by the Take Over date. This 8-inch water line may generally follow the Meridiana Parkway alignment. The District agrees to construct such 8-inch water line prior to the Take Over at the District's sole cost and expense.

(b) Notwithstanding (a), if the Take Over has not happened within five (5) years of the effective date of this Agreement, Manvel may notify the District to proceed with construction of the 8-inch water line from existing District water facilities to the water line that will be constructed pursuant to Section 2.01. District shall complete construction within twelve (12) months of notification.

(c) Upon notification to District by Manvel in connection with (a) or (b) above, Manvel may require an upsized water line with a larger diameter than 8-inch. If Manvel specifies a larger diameter water line, Manvel shall be responsible for payment of the additional incremental cost for the larger water line. Manvel agrees to reimburse District within 45 calendar days of invoice by District. Alternatively, District may choose to be paid the additional cost of the material by being reimbursed through the TIRZ #3/SMDA. In any event, District agrees not to pursue both reimbursement by Manvel and reimbursement by TIRZ #3/SMDA for the cost of the upsized materials.

ARTICLE V

Term and Related Provisions

5.01 Force Majeure. In the event either Party is rendered unable, wholly or in part, by Force Majeure, to carry out any of its obligations under this Agreement, it is agreed that upon such Party's giving notice and full particulars of such Force Majeure in writing to the other Party as soon as possible after the occurrence of the Force Majeure, the obligations of the Party giving such notice, to the extent it is affected by Force Majeure and to the extent that due diligence is being used to resume performance, shall be suspended during the continuance of the Force Majeure but for no longer period. Such cause shall, as far as possible, be remedied with all reasonable dispatch.

5.02 Force Majeure Defined. The term "Force Majeure," as used herein, shall include, but not limited to, acts of God, strikes, lockouts or other industrial disturbances, acts of the public enemy, war, blockades, insurrections, riots, epidemics, landslides, lightening, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrests and restraints of governments and people, explosions, breakage or damage to machinery, pipelines or canals, and any other incapacities of either Party, whether similar to those enumerated or otherwise, and not within the control of the Party claiming such inability, which by the exercise of due diligence and care such Party could not have avoided.

5.03 Delivery Limitations. Users shall not be guaranteed any specific quantity or pressure of water whenever Manvel's Water supply is limited or when Manvel's equipment may become inoperative due to unforeseen breakdown or scheduled maintenance and repairs. Manvel in no case is to be held to any liability for failure to furnish any specific pressure of Water.

5.04 Ingress and Egress. During the term of this Agreement, Manvel will have the right of ingress and egress in, upon, and over any and all easements, facilities and rights-of-way within the service area of this Agreement.

5.05 Assignments. This Agreement shall bind and benefit the respective Parties and their legal successors, but shall not otherwise be assignable, in whole or in part, by either Party without first obtaining written consent of the other.

5.06 Applicable Laws. This Agreement shall be subject to all present and future valid laws, orders, rules and regulations of the United States of America, the State of Texas, any regulatory body having jurisdiction, and the ordinances of the City of Manvel, Texas.

5.07 No Additional Waiver Implied. The failure of either Party hereto to insist, in any or more instances upon performance of any of the terms, covenants or conditions of this Agreement, shall not be considered as a waiver or relinquishment of the future

performance of any such term, covenant or condition by the other Party hereto, but the obligation of such other Party with respect to such future performance shall continue in full force and effect.

5.08 Authorship. The parties agree that this Agreement shall not be construed in favor of or against either Party on the basis that the Party did or did not author this Agreement.

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

5.10 Captions. The captions appearing at the first of each numbered section in this Agreement are inserted and included solely for convenience and shall never be considered or given any effect in construing this Agreement, or any provisions hereof, or in connection with the duties, obligations, or liabilities of the respective Parties hereto or in ascertaining intent, if any questions of intent should arise.

5.11 Approvals. Unless otherwise provided for herein, any consent or approval of the Parties shall be made by the governing body of each Party.

5.12 Funding. Any payment made for any obligation hereunder by either party shall be made from current funds.

[Execution Pages to Follow]

**BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 57**

President

ATTEST:

Secretary

THE CITY OF MANVEL, TEXAS

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Bobby Gervais, City Attorney

Exhibit A

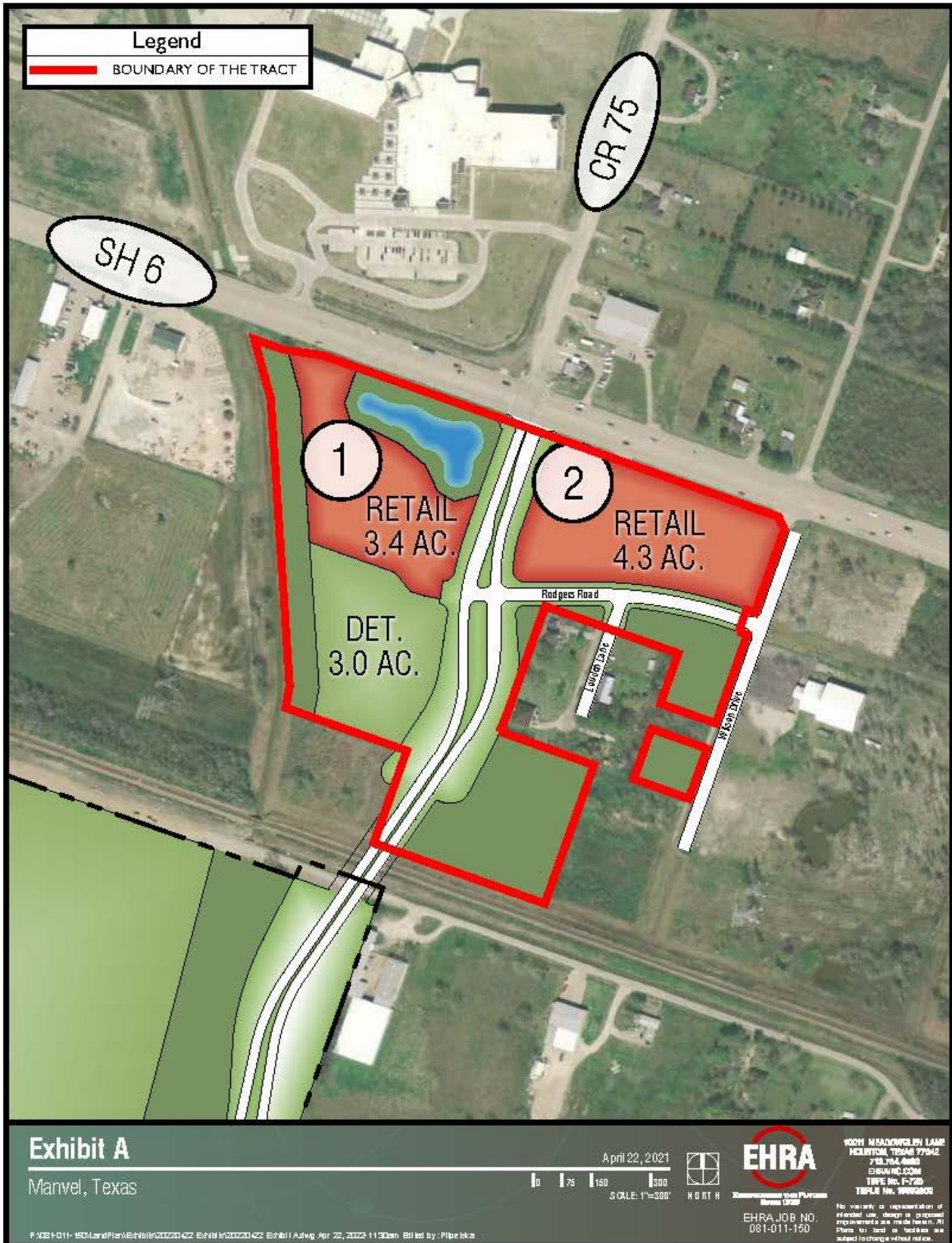
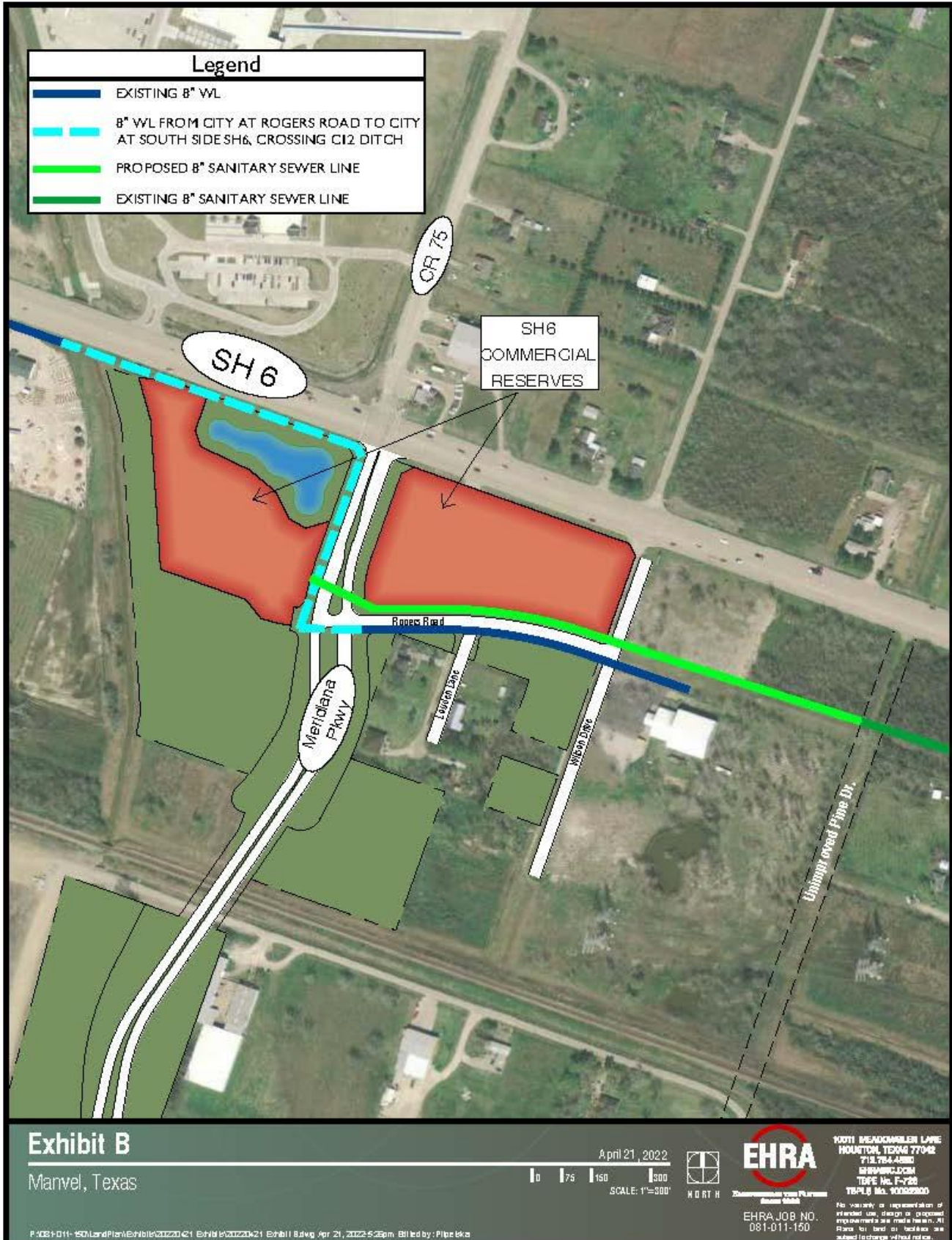


Exhibit B



Semiannual CIAC Report



Innovative approaches
Practical results
Outstanding service

11200 Broadway Street, Suite 2320 • Pearland, Texas 77584 • 832-456-4700 • FAX 832-456-4701

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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

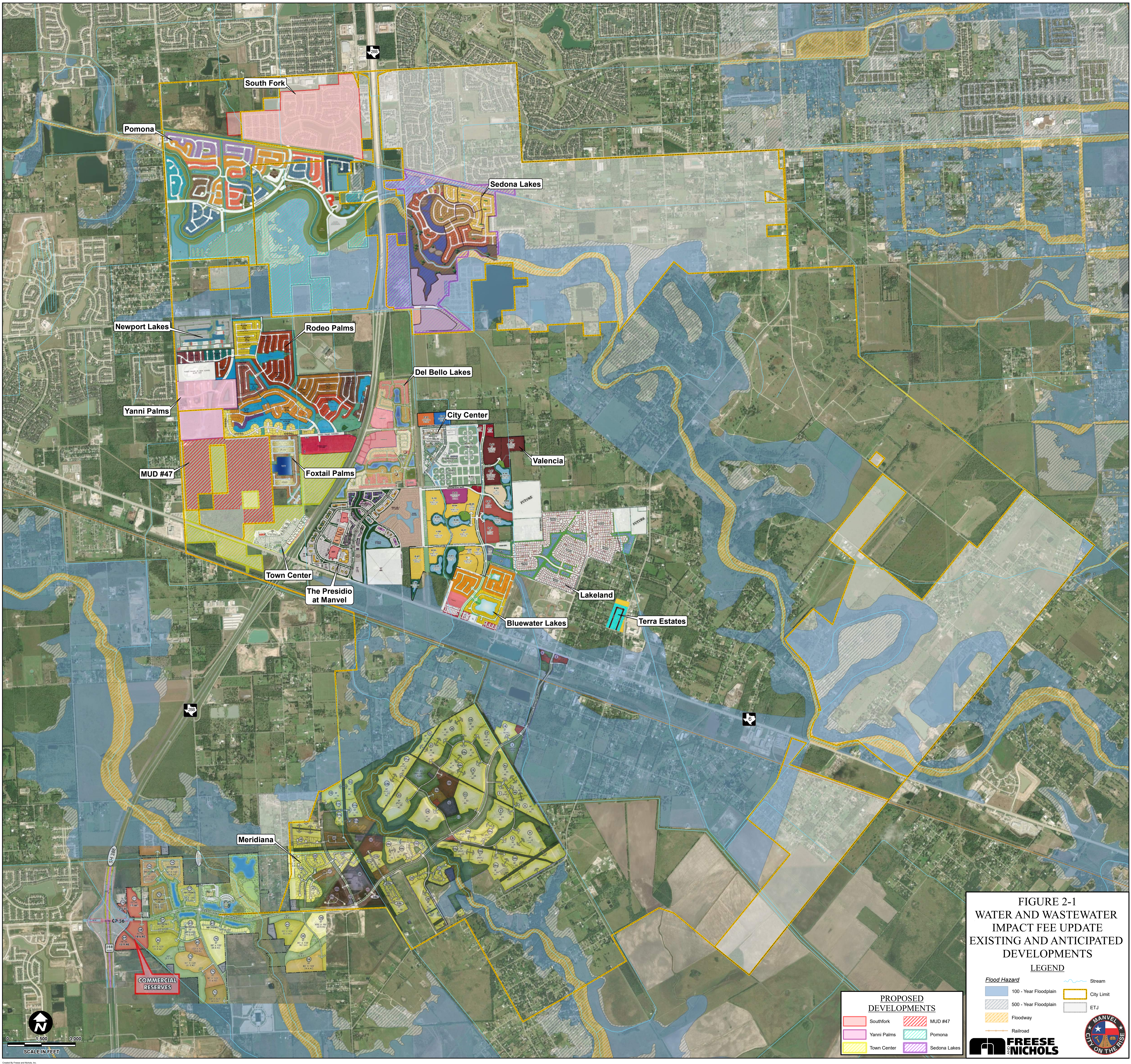


FIGURE 2-1
WATER AND WASTEWATER
IMPACT FEE UPDATE
EXISTING AND ANTICIPATED
DEVELOPMENTS

LEGEND

- | | |
|-----------------------|------------|
| Flood Hazard | Stream |
| 100 - Year Floodplain | City Limit |
| 500 - Year Floodplain | ETJ |
| Floodway | |
| Railroad | |

PROPOSED DEVELOPMENTS

Southfork	MUD #47
Yanni Palms	Pomona
Town Center	Sedona Lakes

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

12 Pump Station Expansion



SCALE IN FEET

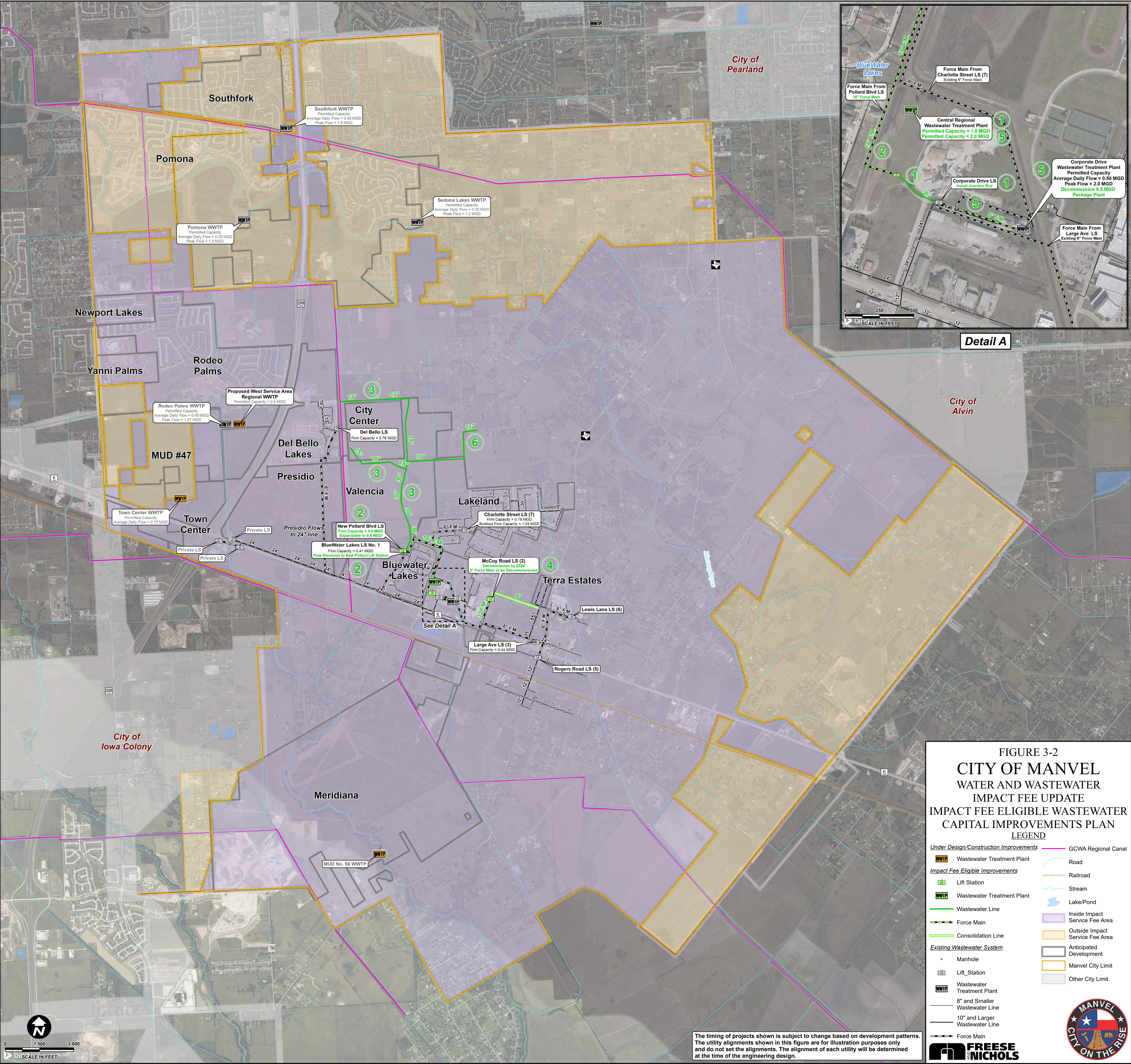


FIGURE 3-2
CITY OF MANVEL
WATER AND WASTEWATER
IMPACT FEE UPDATE
IMPACT FEE ELIGIBLE WASTEWATER
CAPITAL IMPROVEMENTS PLAN
LEGEND

Under Design/Construction Improvements

- Wastewater Treatment Plant
- Lift Station
- Wastewater Line
- Force Main
- Consolidation Line

Impact Fee Eligible Improvements

- Lift Station
- Wastewater Line
- Force Main
- Consolidation Line

Existing Wastewater System

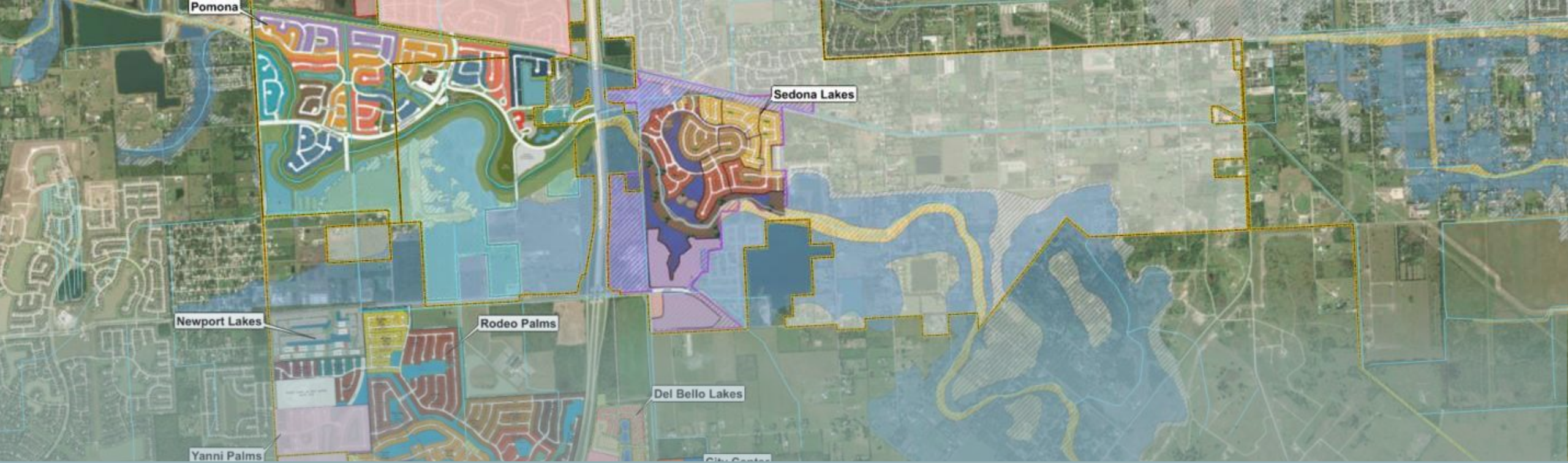
- Manhole
- Lift Station
- Wastewater Treatment Plant
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- Force Main

- GCWA Regional Canal
- Road
- Railroad
- Stream
- Lake/Pond
- Inside Impact Service Fee Area
- Outside Impact Service Fee Area
- Anticipated Development
- Manvel City Limit
- Other City Limit

Freese Nichols

MANVEL CITY ON THE RISE

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



IMPACT FEE 101



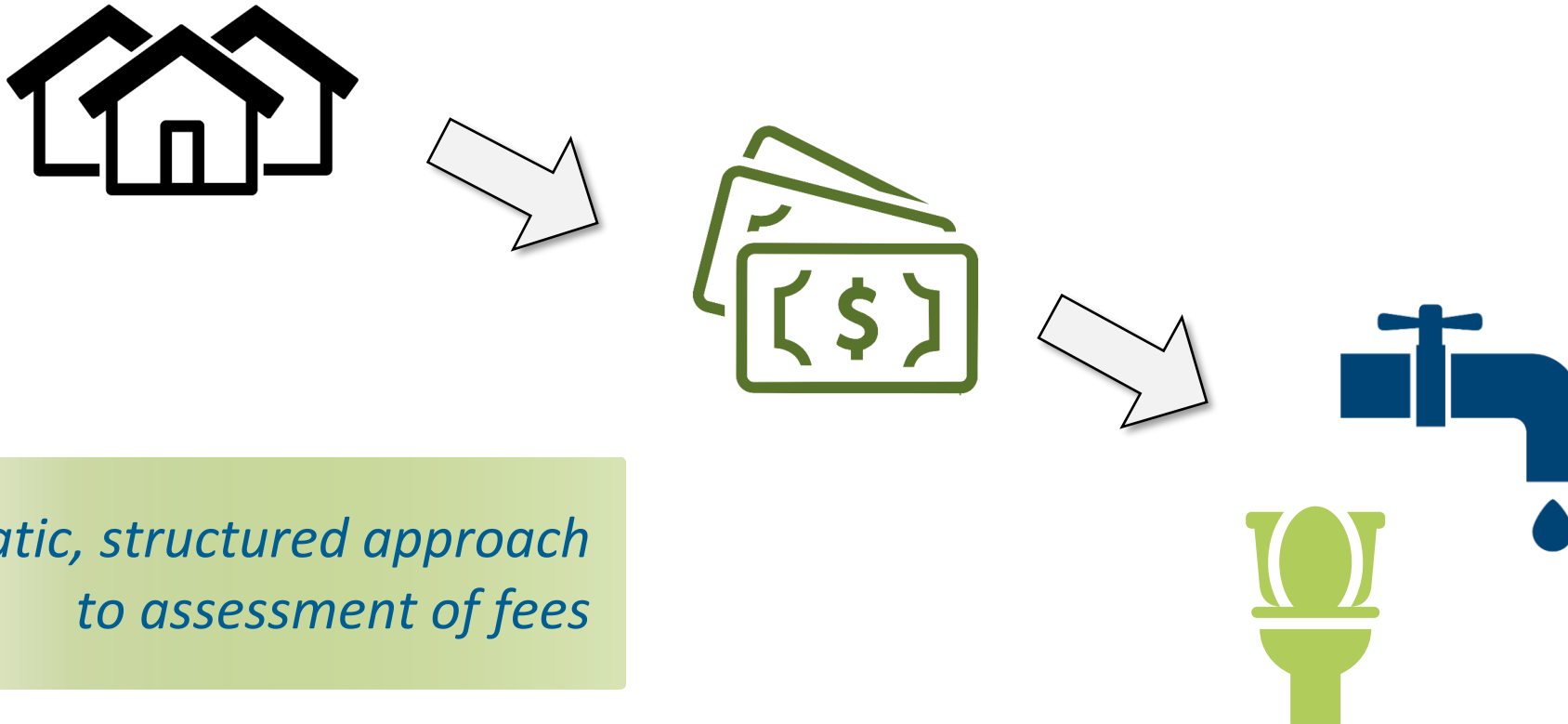
2021 IMPACT FEE UPDATE



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?**

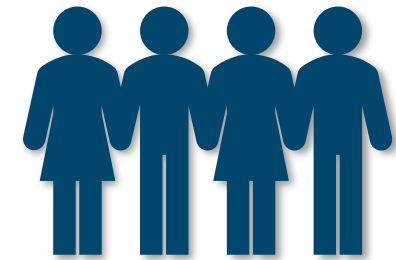
IMPACT FEES

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

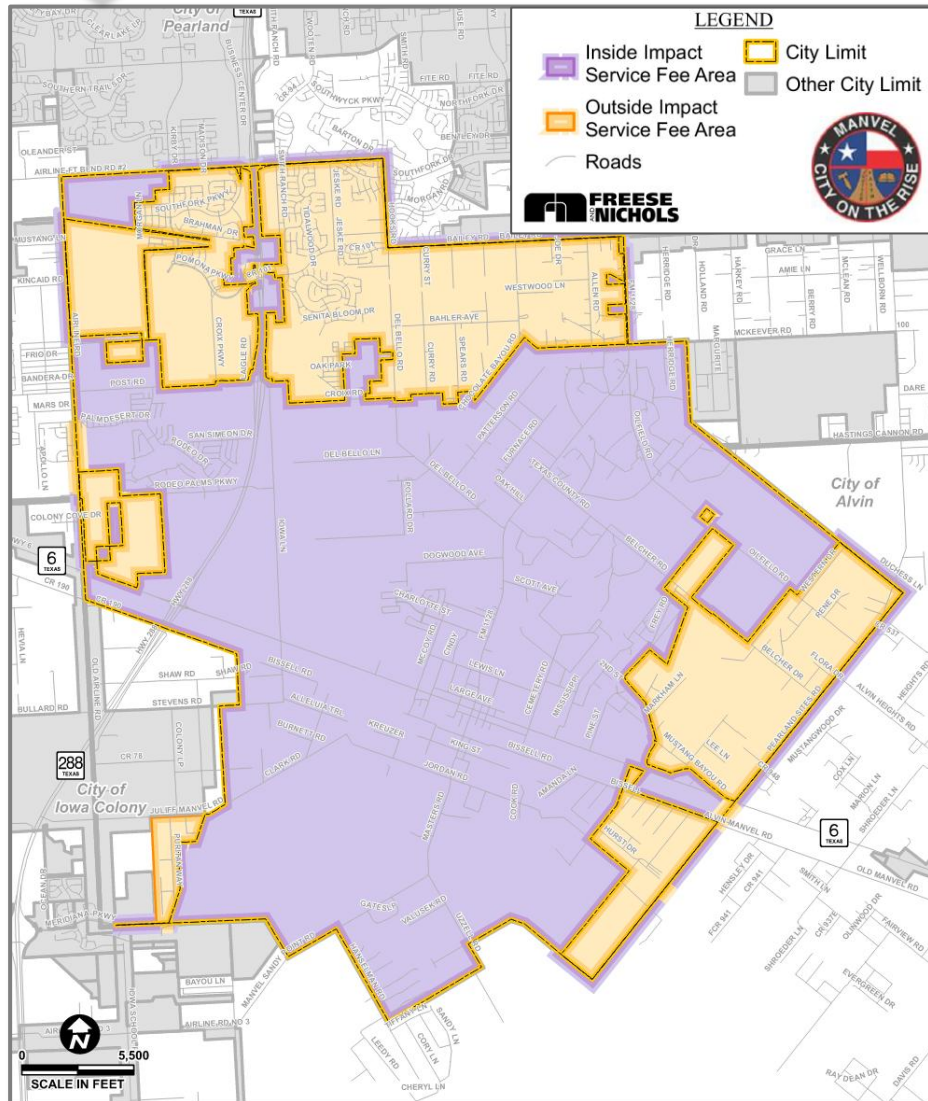
- File semiannual reports with respect to progress of the CIP and report to the City Council any perceived inequities in implementing the plan of imposing the impact fee
- Advise the City Council of the need to update or revise the LUA, CIP and Impact Fee

LUA = Land Use Assumption
CIP = Capital Improvements Plan

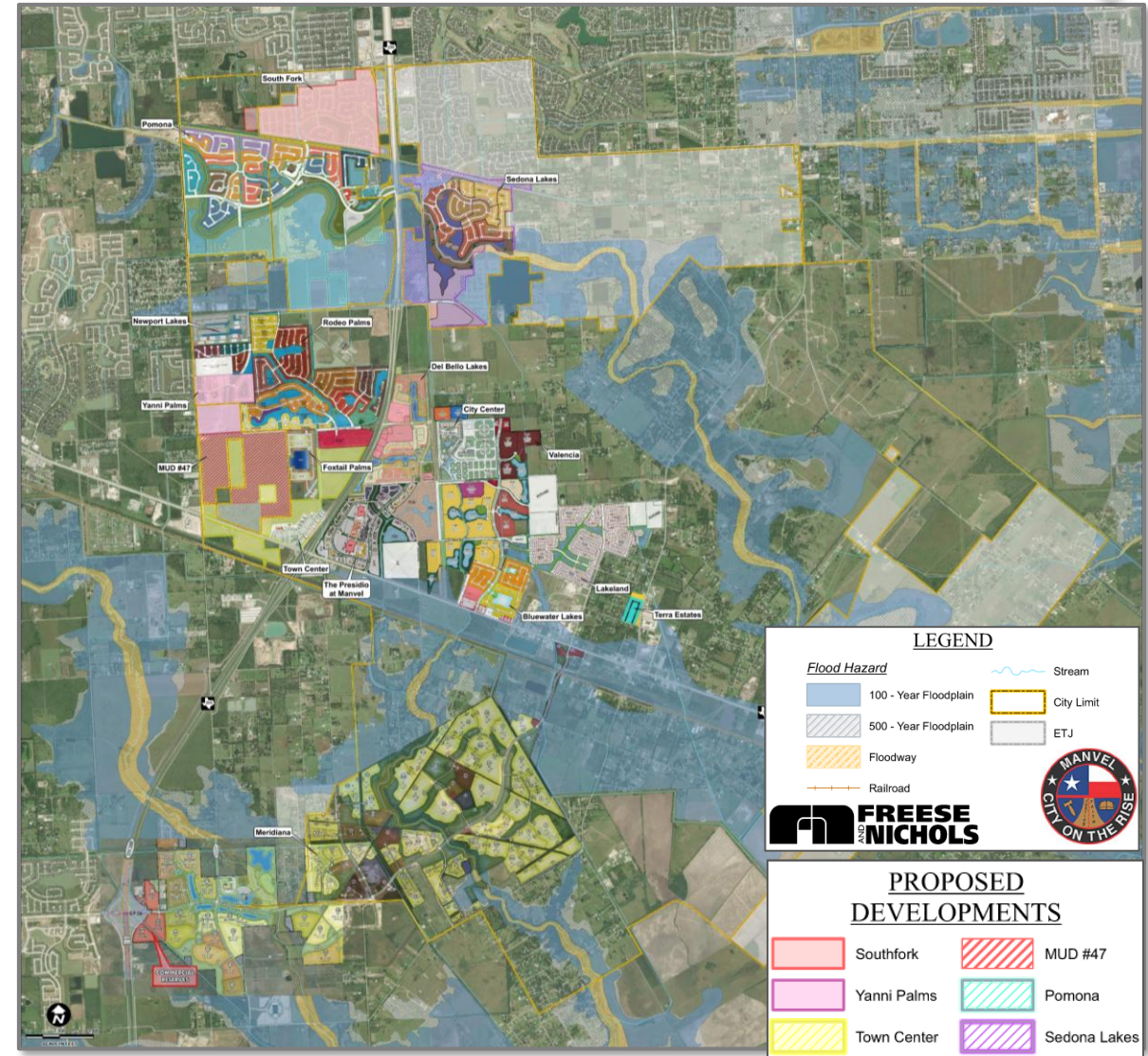
LAND USE ASSUMPTIONS



Impact Fee Service Area



Anticipated Future Developments

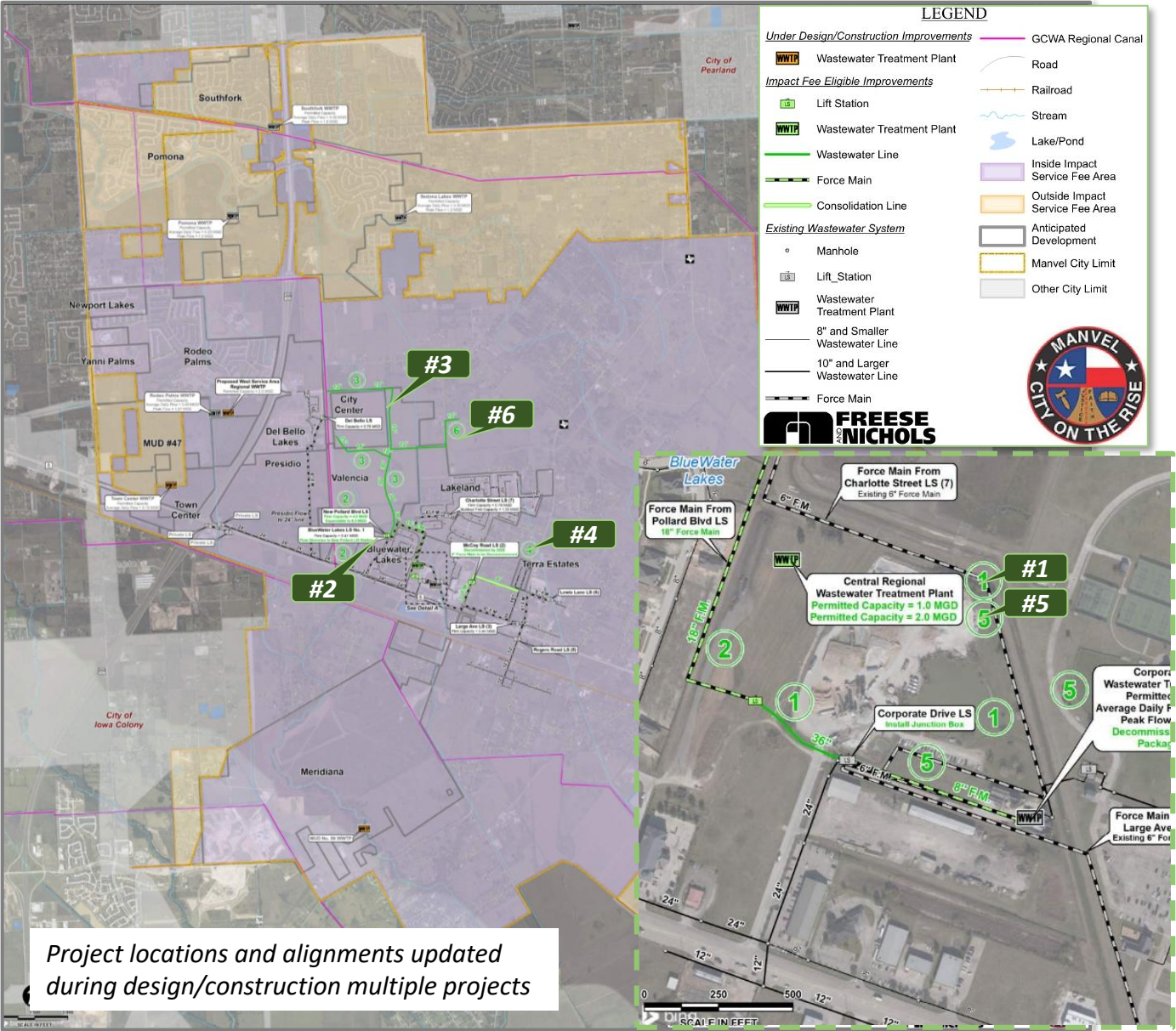


**FREESE
AND
NICHOLS**

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Impact Fee Eligible CIP No.	Description of Project
A	Master Water Plan and Impact Fee Update
B	Del Bello 1 MG EST (Manvel EST)
1	Manvel City Center Interconnect
2	Sowell Interconnect
3	Dogwood Avenue - Phase 1
4	Masters Line Waterline Extension Phase 3
5	Dogwood Avenue - Phase 2
6	Bissell Road Loop
7	Del Bello interconnect
8	Del Bello and Masters Road Loop
9	Manvel Parkway Waterline Extension
10	Maverick Plant Improvements
11	School Road Plant Improvements
12	Pump Station Expansion
13	Cemetery Road Loop Phase 2
14	Del Bello Spur to Del Bello Blvd Loop
15	Master Water Plan and Impact Fee Study (2025/26)
16	Master Water Plan and Impact Fee Study (2030/31)

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
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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
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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.

An aerial map of a city area, likely Houston, Texas, with various neighborhoods labeled. The map is overlaid with a semi-transparent blue filter. Labels include Newport Lakes, Rodeo Palms, Del Bello Lakes, City Center, Valencia, Foxtail Palms, Yanni Palms, MUD #47, Town Center, Bluewater Lakes, and Terra Estates. The text 'Thank you!' is written in a large, white, italicized font across the middle of the map.

Thank you!

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MANVEL CITY PARK

Conceptual Park

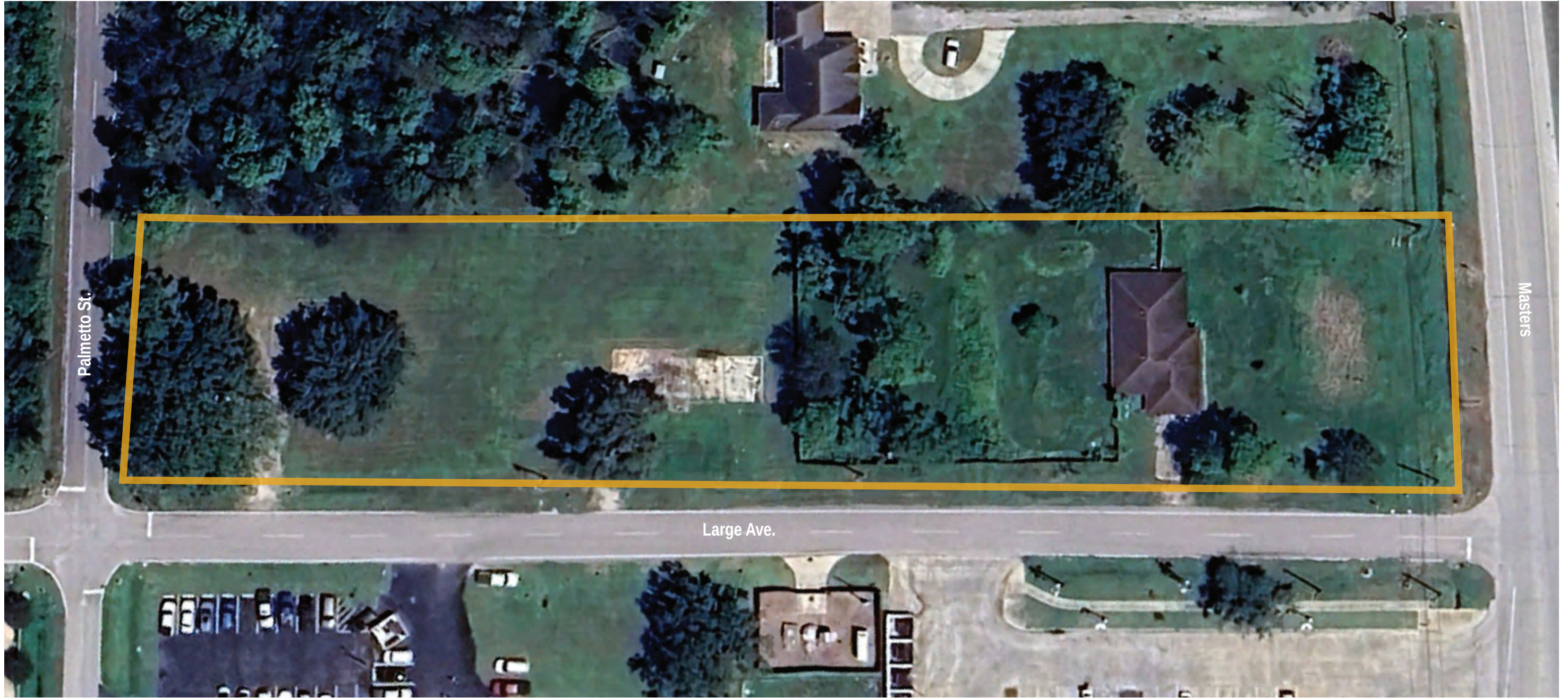
Prepared for:
City of Manvel, Texas



January 16, 2025

A. EXISTING SITE CONDITIONS





Palmetto St.

Masters

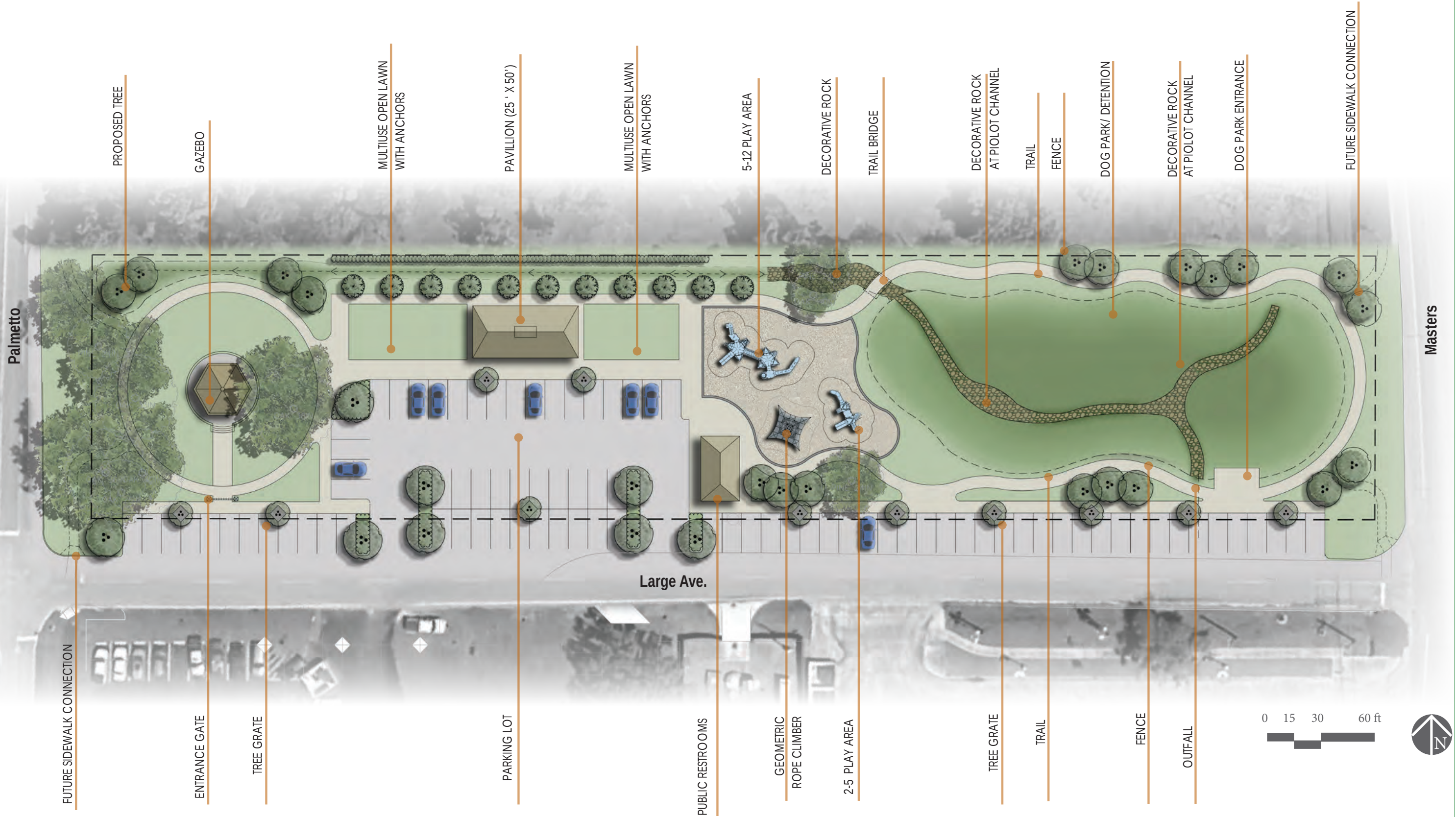
Large Ave.

0 15 30 60 ft



CONCEPT DEVELOPMENT







TYPOLGY IMAGES



PLAYGROUND STYLES



Nature Play



Themed Play



Contemporary



Playground for all abilities



Traditional



Freestanding Play



Fitness Play



Sensory Playground

GAZEBOS



PAVILION



EVENT SPACES



DOG PARK



WOOD DECKS





**McGowen Elementary School
Spark Park - Bellaire, Texas**



Shady Lane Park - Houston, Texas



Walter Rasmus - Houston, Texas





Edgewood Park - Houston, Texas



Simon Minchen Park - Houston, Texas



Winzer Park - Houston, Texas





Emancipation Park - Houston, Texas



Founders Park - Woodlands, Texas

** Not an M2L Project*



Oak Forest Park - Houston, Texas

** Not an M2L Project*