



MANVEL STATE OF THE CITY ADDRESS

NOVEMBER 08, 2016

I want to thank the Alvin-Manvel Chamber of sponsoring the Manvel's State of the City Address. Joanna asked if I planned start off with a joke of Joel Osteen and I do not want to disappoint her. A minister was driving home when he was stopped by the highway patrol. He rolled down his window and the officer could smell alcohol. He asked if he had been drinking. The minister said "only water". The officer asked to see his flask. The minister gave it to him. He took one smell and said, "sir, this is wine". The minister laughed and said, "Well, there you go. Jesus has done it again".

Manvel has received additional notoriety to make people aware of where we are located.

1. Our fabulous football team, coached by Kirk Martin. When our school was divided, the outcome of our team looked bleak. Coach Martin took it in hand and what can I say...district champs. I invite Coach Martin to come forward and say a few words.....
2. Pomona, my "Woodlands of the South" has gained additional recognition with two prestigious awards from the GHBA PRISM
 - a. Model Home Park Design of the Year
 - b. Marketing Campaign of the Year

I invite Russ Bynum, General Manager of Hillwood to come forward to say a few words.....

Now to the business at hand: I invite my council to stand and be recognized as well as all of the department heads that do such a magnificent job. **Team effort..together each achieves more.**

The housing market is doing remarkedly well.

Southfork..has built out with ...818 homes

These subdivisions are still building:

Rodeo Palms....1157

Sedona Lakes....563

Pomona....117

Lakeland....291

Future: Blue Water Lakes...329 and Newport Lakes..199.

South fork Ranch Apartments....326 rent \$1200 and up

Commercial Retail have held their own:

Manvel Town Center at SH288 and SH6...West side

270 acres of retail commercial where hopefully a Krogers will be located there. Negotiations are still going on.

Presidio at Manvel at SH288 and SH6 on the East side

400 acres 200 in light commercial, hopefully a HEB will be located there and 200 in residential. Again, negotiations are moving forward.

STRIPES has opened at FM1128 and SH6. Wonderful location and business in thriving.

FUTURE PLANS:

AISSD CTE Building, two stories, 135,000 square feet slated to open in the fall of 2017

HCS Chemical Plant investing over \$15 million dollars in remodeling and expansion.

Manvel Seafood is planning a new strip center of 10,500 sq feet including a 5000 sq ft restaurant, 2000 sq ft meeting room and 4 rental spaces slated to begin construction after the first of the year.

Brooke Honore and his new restaurant, BROOKE, where Stoneco is now located, will feature mainly cajin eatins. He, too, plans for opening after the first of year.

Big Horn Bar-b-q is reviewing several locations here in Manvel. Good eating and new options are on the table.

BUILDING PERMITS...from October 01, 2015 to September 30, 2016 with evaluations

Residential...446....\$107,646,721.00

Commercial Remodel....6....\$470,000.00

New Commercial....27....\$53,693,546.00

Residential Assesory Buildings...33....\$1,803,265.00

Demolition....9

NEW ADDITION TO MANVEL

Sedona Lakes will be deeding to the city Almost Heaven Park. It consists of 21 acres: an 11 acre lake and 10 acres of spacious trees. They will add a walking trail around the lake,2 aeraters in the lake and the

lake with be stocked with fish. The county has offered to help with other amenities for our park..please stay tuned for future developments.

TRANSPORTATION

TxDot should begin around the end of November to add raised median barriers along SH6 to restrict the movement of traffic as shown in the graphic illustration. Please note the short term medians are in blue. This will restrict the left out maneuver and resist points by 50%. Where you see the red and green dash lines on the right side of the screen will be a new signal location at the future Manvel Parkway. Hopefully this will increase the safety of this area.

This is the latest information I have received from Matt Hanks our Brazoria County Engineer regarding the toll road. The Brazoria County portion of the SH288 toll lanes project is a 5 miles segment stretching from just north of CR58 to the Brazoria/Harris County Line, The project is 4 toll lanes (two in each direction) placed in the current grassy median of SH288. There will be four entrances and exits onto and from the toll lanes. Two entrances/exits will be from the general purpose lanes to the toll lanes; one just north of CR58 where the project begins and the other just south of FM518. There will also be an elevated ramp connecting the access roads and the toll lanes just north of FM518. And finally there will be another elevated structure at Hughes Ranch Road/Discovery Bay connection to the toll lanes. In addition to the toll lanes Brazoria County obtained funding to improve the interchange at FM518 which includes the general purpose lanes bridges over FM518, access road improvements at all four corners and widening of FM518 from Business Center Drive to cr94(Smith Ranch Road). Total estimated construction cost for the 5 miles segment is approximately \$100 million. Schedule currently has the Brazoria Segment advertising for bids early December 2016 with construction starting early April 2017. Both the Harris County Segment and the Brazoria County

Segment should be open for traffic roughly the same time which is estimated to be July 2019.

MEDC PROJECTS

A this time, I invite Karen Kinlaw to come forward and bring you up to date on all the projects MEDC have teamed up with the city to spur on economic growth

FINANCE

Our last year's adopted budget for 2015-2016 was \$6,745,068.00

This year's adopted budget for 2016-2017 is \$14,826,282.00.

This includes \$6.6 million in capital projects for:

1. Water line replacement
2. Wastewater line improvements
3. Elevated water storage tank
4. Funds to buy surface water rights
5. Engineering for our regional wastewater treatment plant

The total tax rate of \$0.57 per \$100 of assessed value with the general fund is a reduction of \$0.01 from last year's \$0.58 tax rate. This is a fourteen year comparison on Ad Valorem tax levies

This is a slide of the sales tax trends since 2012. The chart reflects the actual sales tax with a conservative projection for this year. During 2016, the city experienced an increase of 13% in sales tax revenues over the previous year.

HOTEL TAX FUND

Last years projected end of the year's budget was \$342, 074.00

The proposed budget for 2017 is \$403,149.00. The Hotel Occupancy Tax Fund provides for the accounting of taxes collected from the two hotel within the city. This fund is designated as a Special Revenue Fund.

POLICE DEPARTMENT

Our police department is growing under the leadership of Chief Keith Taylor. We now have a staff of 22 including dispatch and a fleet of 9 cars .

PUBLIC WORKS INCLUDING WATER AND SEWER

1. 89 new connections to the water system....total connections 474
2. 7,000 linear feet of new water lines
3. 5,832 linear feet of sanitary sewer lines
4. 10,800 linear feet of culverts
5. 11, 600 linear feet of pavement and drainage
6. Increased our fleet with a John Deere Road Grader and 2 new pickup trucks

OUR FUTURE

We have begun two important projects regarding the future of our city:

1. A master-planned water study being done by HDR.

2. A master-planned waste-water study being done by Freese and Nichols.

People always say, “We will do this later...but..Later is NOW...The Plan for our future needs is now, before development breaks down our door.

Saint Jerome said, “Good, Better, Best

Never let it rest,

Till your good is better,

And your better is best”

This next gentleman needs no introduction...our City Manager Kyle Jung!