



Dr. Christopher Harvey, Mayor
Emily Hill, Mayor Pro Tem, Place 1
Anne Weir, Place 2
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6

City Council Regular Meeting

Wednesday, May 01, 2024 at 7:00 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

This meeting will be live-streamed on Manor's YouTube Channel
You can access the meeting at <https://www.youtube.com/@cityofmanorsocial/streams>

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

INVOCATION

PLEDGE OF ALLEGIANCE

EVENTS/ANNOUNCEMENTS

- A. **ManorPalooza, May 3- 4, 2024, at 15317 US Hwy 290 E.**
Submitted by: Yalondra Valderrama Santana, Heritage & Tourism Manager

PROCLAMATIONS

- A. **Declaring the week of May 12 - 18, 2024, as "Police Week"**
- B. **Declaring the week of May 19 - 25, 2024, as "Public Works Week"**
- C. **Declaring the week of May 5 - 11, 2024, as "Municipal Clerks Week"**

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person.

Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Council and, not to exceed two (2) minutes per person. **No Action or Discussion May be Taken by the City Council during Public Comments on Non-Agenda Items.**

To address the City Council, please complete the white or yellow card and present it to the City Secretary, or designee prior to the meeting.

PUBLIC HEARINGS

1. **Conduct a Public Hearing on the levying of assessments in Improvement Area #4 of the Manor Heights Public Improvement District.**
Submitted by: Scott Dunlop, Development Services Director
2. **Conduct a Public Hearing on the issuance of Improvement Area #4 Bonds for the Manor Heights Public Improvement District.**
Submitted by: Scott Dunlop, Development Services Director

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

3. **Consideration, discussion, and possible action to approve the City Council Minutes.**
Submitted by: Lluvia T. Almaraz, City Secretary
 - April 16, 2024, City Council Workshop; and
 - April 16, 2024, City Council Regular Meeting
4. **Consideration, discussion, and possible action on a Water Utility Easement for Lot 8, Block A, Manor Crossing Subdivision.**
Submitted by: Scott Dunlop, Development Services Director
5. **Consideration, discussion, and possible action on a Sidewalk Easement for Lot 8, Block A, Manor Crossing Subdivision.**
Submitted by: Scott Dunlop, Development Services Director

REGULAR AGENDA

- 6. Consideration, discussion, and possible action on an Ordinance of the City of Manor, Texas Making a Finding of Special Benefit to the Property in Improvement Area #4 of the Manor Heights Public Improvement District; Providing for the Method of Assessment of Special Assessments Against Property in Improvement Area #4 of the District; Approving an Assessment Roll for Improvement Area #4 of the District; Levying Assessments against Property within Improvement Area #4 of the District; Providing for Payment of the Assessments; Providing for Penalties and Interest on Delinquent Assessments; Establishing a Lien on Property within Improvement Area #4 of the District; Approving an Amended and Restated Service and Assessment Plan; Providing for Related Matters in Accordance with Chapter 372, Texas Local Government Code; Providing an Effective Date; and Providing for Severability.**
Submitted by: Scott Dunlop, Development Services Director
- 7. Consideration, discussion, and possible action on an Ordinance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2024 (Manor Heights Public Improvement District Improvement Area #4 Project); Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, and Other Agreements and Documents in Connection Therewith; Making Findings with Respect to the Issuance of Such Bonds; and Providing an Effective Date.**
Submitted by: Scott Dunlop, Development Services Director
- 8. Consideration, discussion, and possible action on the confirmation, ratification, and approval of a deposit agreement with Las Entradas Development Corporation related to the Las Entradas Public Improvement District (PID).**
Submitted by: Scott Moore, City Manager
- 9. Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas, commencing the annexation of a road right-of-way 1.222 acres of land, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits, setting a schedule for annexation, and providing for open meetings and other related matters.**
Submitted by: Scott Dunlop, Development Services Director
- 10. Consideration, discussion, and possible action on selecting an appraiser for the Mustang Valley Public Improvement District (PID) Improvement Area No. 1.**
Submitted by: Scott Dunlop, Development Services Director
- 11. Consideration, discussion, and possible action on an Ordinance amending Chapter 13, Utilities, Article 13.08, Water Conservation, Ordinance 360, of the Code of Ordinances of the City of Manor, Texas; Adopting the Updated Water Conservation Plan and Drought Contingency Plan; Providing Updated Requirements and Schedules Required by State Law; Amending, Restating and Replacing Measures with the Updated Plan Provisions.**
Submitted by: Scott Moore, City Manager

- 12. Consideration, discussion, and possible action on a Service Agreement with Hunden Partners to provide a feasibility study and services described in the proposal submitted in response to the City's RFP for a Mixed-Use Sports/Entertainment Development Feasibility Study for the 236-acre East Manor Development No. 1 property.**

Submitted by: Scott Jones, Economic Development Director

- 13. Consideration, discussion, and possible action on the allocation of City Funds for ManorPalooza Expenses.**

Submitted by: Scott Moore, City Manager

- 14. Consideration, discussion, and possible action on amending Ordinance No. 724 establishing compensation for the Mayor and City Council and a structured policy and procedure process.**

Submitted by: Scott Moore, City Manager

EXECUTIVE SESSION

The City Council will now Convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in:

- Sections 551.071 and 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel and to deliberate the purchase of real property;

- Sections 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Shadowglen PUD; and

- Sections 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding legislation related to ETJ Releases.

OPEN SESSION

The City Council will now reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

ADJOURNMENT

In addition to any executive session already listed above, the City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, “No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest.”

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no City Council member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the City Council member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, April 26, 2024, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail lalmaraz@manortx.gov