



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

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## City Council Regular Meeting

Wednesday, January 17, 2024 at 7:00 PM

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

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### 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**

**PRESENTATIONS**

- A. 2024 Manor Community 5K presented by Derrick White, Founder & Executive Director, Evolution of Health, Corp.**

**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.*

## REPORTS

*Reports about items of community interest on which no action will be taken.*

- A. Budget Committee**  
*Submitted by: Maria Amezcua, Council Member, Chair*
- B. Public Improvement District Committee**  
*Submitted: Aaron Moreno, Council Member, Chair*
- C. Park Committee**  
*Submitted by: Sonia Wallace, Council Member, Chair*
- D. Public Tree Advisory Board**  
*Submitted by: Sonia Wallace, Council Member, Chair*
- E. Economic Development Committee**  
*Submitted by: Mayor Harvey, Chair*
- F. Capital Improvement Committee**  
*Submitted by: Mayor Harvey, Mayor*
- G. Community Collaborative Committee**  
*Submitted by: Mayor Harvey, Chair*
- H. HealthCare Committee**  
*Submitted by: Anne Weir, Chair*
- I. Emergency Management Committee**  
*Submitted by: Ryan Phipps, Chief of Police, Chair*
- J. Public Safety Committee**  
*Submitted by: Emily Hill, Mayor Pro Tem, Chair*

## PUBLIC HEARINGS

- 1. Conduct a public hearing on an ordinance rezoning the Dominion development, one (1) lot on 15.42 acres, more or less, and being located at 12200 Tower Rd, Manor, TX from (IN-1) Light Industrial to (MF-2) Multifamily – 25.**  
**Applicant: Dominion**  
*Owner: Kenneth Tumlinson*  
*Submitted by: Scott Dunlop, Development Services Director*
- 2. Conduct a public hearing on an ordinance rezoning Manor Commons Phase 3, one (1) lot on 0.98 acres, more or less, and being located at the northeast corner of US HWY 290 and FM 973, Manor, TX from (A) Agricultural to (C-1) Light Commercial.**  
**Applicant: Greenview Development Corp**  
*Owner: Timmerman Commercial Investments LP*  
*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*

- **January 3, 2024, City Council Workshop Session;**
- **January 3 ,2024, City Council Regular Meeting; and**
- **January 6, 2024, City Council and P&Z Commission Joint Workshop Session**

**4. Consideration, discussion, and possible action on accepting the December 2023 Departmental Reports.**

*Submitted by: Scott Moore, City Manager*

- **Finance – Scott Moore, City Manager**
- **Police – Ryan Phipps, Chief of Police**
- **Travis County ESD No. 12 – Ryan Smith, Fire Chief**
- **Economic Development – Scott Jones, Economic Development Director**
- **Development Services – Scott Dunlop, Development Services Director**
- **Municipal Court – Sarah Friberg, Court Administrator**
- **Public Works – Matt Woodard, Director of Public Works**
- **Manor Cemetery – Nora Sanchez, MC Manager**
- **Human Resources – Tracey Vasquez, HR Manager**
- **IT – Phil Green, IT Director**
- **Administration – Lluvia T. Almaraz, City Secretary**

**5. Consideration, discussion, and possible action on accepting the December 2023 City Council Monthly Reports.**

*Submitted by: Scott Moore, City Manager*

## REGULAR AGENDA

**6. First Reading: Consideration, discussion, and possible action on an ordinance rezoning the Dominion development, one (1) lot on 15.42 acres, more or less, and being located at 12200 Tower Rd, Manor, TX from (IN-1) Light Industrial to (MF-2) Multifamily – 25.**

*Applicant: Dominion*

*Owner: Kenneth Tumlinson*

*Submitted by: Scott Dunlop, Development Services Director*

7. **First Reading: Consideration, discussion, and possible action on an ordinance rezoning Manor Commons Phase 3, one (1) lot on 0.98 acres, more or less, and being located at the northeast corner of US HWY 290 and FM 973, Manor, TX from (A) Agricultural to (C-1) Light Commercial.**  
*Applicant: Greenview Development Corp*  
*Owner: Timmerman Commercial Investments LP*  
*Submitted by: Scott Dunlop, Development Services Director*
8. **Consideration, discussion, and possible action to amend a Professional Services Agreement between the City of Manor and Grant Development Services.**  
*Submitted by: Scott Moore, City Manager*
9. **Consideration, discussion, and possible action on a Resolution authorizing the Professional Services Agreement between the City of Manor and Grant Development Services to submit an application to the Economic Development Administration (EDA) Public Works Program for a \$1.5 million Economic Adjustment grant.**  
*Submitted by: Scott Moore, City Manager*
10. **Consideration, discussion, and possible action on a Professional Consultation Services Agreement for Solid Waste Services for the City of Manor.**  
*Submitted by: Scott Moore, City Manager*
11. **Consideration, discussion, and possible action on a Resolution authorizing the purchase and closing of 0.308 acres, more or less, of real property located in Travis County, Texas, approval of the Unimproved Property Contract.**  
*Submitted by: Scott Moore, City Manager*
12. **Consideration, discussion, and possible action on the Possession and Use Agreement with David Price for a wastewater easement with a temporary construction easement.**  
*Submitted by: Scott Moore, City Manager*
13. **Consideration, discussion, and possible action on the Purchase Agreement with SHFC Manor Land, LLC for a water easement with a temporary construction easement for Parcel No. 2.**  
*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*

## 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, January 12, 2024, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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/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](mailto:lalmaraz@manortx.gov)