



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, March 01, 2023 at 7:00 PM

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

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### AGENDA

**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**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. TML Health Benefits Pool Update**  
*Submitted by: Tracey Vasquez, HR Manager*

**PUBLIC HEARINGS**

- 1. Conduct a public hearing on an ordinance annexing 8.517 acres of land, more or less, located in Travis County, including abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner, and approving an agreement for the provision of services for the annexed area.**  
*Submitted by: Scott Dunlop, Development Services Director*

2. **Conduct a public hearing on an ordinance annexing 5.470 acres of land, more or less, located in Travis County, including abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner, and approving an agreement for the provision of services for the annexed area.**  
*Submitted by: Scott Dunlop, Development Services Director*
3. **Conduct a public hearing on an ordinance annexing 22.78 acres of land, more or less, located in Travis County, including abutting streets, roadways, and rights-of-way in the corporate limits of the city, at the request of the property owner, and approving an agreement for the provision of services for the annexed area.**  
*Submitted by: Scott Dunlop, Development Services Director*
4. **Conduct a public hearing on the Land Use Assumptions Map and proposed Water and Wastewater Capital Improvement Projects recommended by the Advisory Committee.**  
*Submitted by: Pauline M. Gray, P.E., City Engineer*
5. **Conduct a public hearing on a proposal to increase total water/wastewater revenues from residential and commercial customers of the City of Manor, Texas.**  
*Submitted by: Lydia Collins, Finance 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.*

6. **Consideration, discussion, and possible action to approve the City Council Minutes.**  
*Submitted by: Lluvia T. Almaraz, City Secretary*
  - February 15, 2023, City Council Workshop Sessions; and
  - February 15, 2023, City Council Regular Meeting
7. **Second and Final Reading: Consideration, discussion, and possible action on an ordinance rezoning one (1) lot on .264 acres, more or less, and being located at 101 W. Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).**  
*Applicant: Jiwon Jung*  
*Owner: Buildblock*  
*Submitted by: Scott Dunlop, Development Services Director*
8. **Second and Final Reading: Consideration, discussion, and possible action on an ordinance rezoning one (1) lot on .396 acres, more or less, and being located at 107 W. Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).**  
*Applicant: Jiwon Jung*  
*Owner: Buildblock*  
*Submitted by: Scott Dunlop, Development Services Director*

## REGULAR AGENDA

9. **Consideration, discussion, and possible action on a Stormwater Drainage Fee Program.**  
*Submitted by: Scott Dunlop, Development Services Director*
10. **First Reading: Consideration, discussion, and possible action on an ordinance annexing 8.517 acres of land, more or less, located in Travis County, including abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner, and approving an agreement for the provision of services for the annexed area.**  
*Submitted by: Scott Dunlop, Development Services Director*
11. **First Reading: Consideration, discussion, and possible action on an ordinance annexing 5.470 acres of land, more or less, located in Travis County, including abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner, and approving an agreement for the provision of services for the annexed area.**  
*Submitted by: Scott Dunlop, Development Services Director*
12. **First Reading: Consideration, discussion, and possible action on an ordinance rezoning one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).**  
*Submitted by: Scott Dunlop, Development Services Director*
13. **Consideration, discussion, and possible action on the Land Use Assumptions Map and proposed Water and Wastewater Capital Improvement Projects as recommended by the Advisory Committee.**  
*Submitted by: Pauline M. Gray, P.E., City Engineer*
14. **Consideration, discussion, and possible action on a resolution regarding a contract for the purpose of financing city vehicles and equipment.**  
*Submitted by: Lydia Collins, Director of Finance*
15. **Consideration, discussion, and possible action on selecting an appraiser for the Manor Heights Public Improvement District (PID) Improvement Area No. 3.**  
*Submitted by: Scott Moore, City Manager*
16. **Consideration, discussion, and possible action on the Decertification and Compensation Agreement with WH200, LP and Heart of Manor, LP for the Wildhorse Project.**  
*Submitted by: Scott Dunlop, Development Services Director*
17. **Consideration, discussion, and possible action on the City of Manor, Texas Deposit Agreement for the Proposed Water Service Transfer for the Wildhorse Project with WH200, LP and Heart of Manor, LP.**  
*Submitted by: Scott Dunlop, Development Services Director*

## 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:

- *Section 551.074 Personnel Matters to discuss duties of the City Manager*
- *Section 551.074 Personnel Matters to deliberate the appointment of the Associate Municipal Court Judge;*
- *Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding release of a portion of City's water CCN, Wastewater CCN, and Extraterritorial Jurisdiction Transfer;*
- *Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Manor Apartments; and*
- *Sections 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Lagos PID*

## 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.

- 18. Consideration, discussion, and possible action on the creation of a public facilities corporation.**  
*Submitted by: Scott Moore, City Manager*
- 19. Consideration, discussion, and possible action on the Engagement Agreement with Bickerstaff Heath Delgado Acosta LLP.**  
*Submitted by: Scott Moore, City Manager*
- 20. Consideration, discussion, and possible action on a Judicial Services Agreement for the position of Associate Judge for the Manor Municipal Court.**  
*Submitted by: Tracey Vasquez, HR Manager*

## 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, February 24, 2023, by 7:00 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 72 hours prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail [lalmaraz@manortx.gov](mailto:lalmaraz@manortx.gov)