



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, December 21, 2022 at 7:00 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

*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. Comments on specific agenda items must be made when the item comes before the Council. To address the City Council, please complete the white card and present it to the City Secretary prior to the meeting. **No Action May be Taken by the City Council During Public Comments.***

PUBLIC HEARINGS

- 1. Conduct a public hearing on an ordinance for the Final Planned Use Development for the New Haven Subdivision, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.**

Applicant: Drenner Group

Owner: Ashton Grey Development

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.

- 2. Consideration, discussion, and possible action to approve the City Council Minutes.**

Submitted by: Lluvia T. Almaraz, City Secretary

- **December 7, 2022, City Council Workshop; and**
- **December 7, 2022, City Council Regular Meeting**

3. Consideration, discussion, and possible action on the acceptance of the November 2022 Departmental Reports.

Submitted by: Scott Moore, City Manager

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

REGULAR AGENDA

4. Consideration, discussion, and possible action on a Statement of Work No. 24 to the Master Services Agreement between the City of Manor and George Butler Associates, Inc. for the preparation and submittal of an amendment to the current minor discharge permit for the Cottonwood Creek Wastewater Treatment Plant (WWTP).

Submitted by: Frank T. Phelan, P.E.

5. Consideration, discussion, and possible action on a change order to the construction contract for the FM 973 Water Main project.

Submitted by: Frank T. Phelan, P.E.

6. First Reading: Consideration, discussion, and possible action on an ordinance for the Final Planned Use Development for the New Haven Subdivision, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.

Applicant: Drenner Group

Owner: Ashton Grey Development

Submitted by: Scott Dunlop, Development Services Director

7. Second and Final Reading: Consideration, discussion, and possible action on an Ordinance adopting Destination 2050, the City of Manor Comprehensive Plan.

Submitted by: Scott Dunlop, Development Services Director

8. Consideration, discussion, and possible action on the First Amendment to Development Agreement Establishing Development Standards for Monarch Ranch.

Submitted by: Scott Dunlop, Development Services Director

9. **Consideration, discussion, and possible action on the City of Manor, Texas Deposit Agreement for the Proposed Water Service Transfer for the Monarch Ranch at Manor Project.**
Submitted by: Scott Dunlop, Development Services Director
10. **Consideration, discussion, and possible action on the 2023 State Legislative Agenda for the City of Manor.**
Submitted by: Scott Moore, City Manager
11. **Consideration, discussion, and possible action on the First Amendment to the Earnest Money Contract for the purchase of property located on Ring Road.**
Submitted by: Scott Moore, City Manager
12. **Consideration, discussion, and possible action on authorizing the City Manager to negotiate a contract for consulting services with Raftelis.**
Submitted by: Scott Moore, City Manager
13. **Consideration, discussion, and possible action on a Website Services Agreement with CivicPlus.**
Submitted by: Scott Dunlop, Development Services Director
14. **Consideration, discussion, and possible action on a Professional Services Agreement with CitizenLab.**
Submitted by: Scott Dunlop, Development Services Director
15. **Consideration, discussion, and possible action on an ordinance granting Texas Community Propane Inc. the right, privilege and franchise to use streets, alleys and thoroughfares to operate and maintain a propane distribution system in the City of Manor.**
Submitted by: Scott Moore, City Manager
16. **Consideration, discussion, and possible action on the EPCOR 130 Project, Inc. Wholesale Water Agreement.**
Submitted by: Scott Moore, City Manager
17. **Consideration, discussion, and possible action on the appointment of two (2) Public Tree Advisory P&Z Board Members; and a chairperson to serve a two-year term.**
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 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding 12700 Sparks Road;

- *Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the EPCOR Wholesale Water Agreement;*
- *Section 551.071 and Section 551.087, Texas Government Code to deliberate on the acquisition of real property; and*
- *Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the EntradaGlen 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.

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, December 16, 2022, 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 72 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail lalmaraz@cityofmanor.org .