



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  
Vacant, Place 6

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## City Council Regular Meeting

Wednesday, April 06, 2022 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

#### 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.***

#### REPORTS

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

- A. Fall 2021 Flow and Rainfall Monitoring Project Report**  
*Submitted by: George E. Butler & Associates (GBA)*

#### PUBLIC HEARINGS

- 1. Conduct a public hearing on proposed assessments to be levied against the assessable property with Improvement Area #1 of the Lagos Public Improvement District, pursuant to the provisions of Chapter 372 of the Texas Local Government Code to pay costs for certain improvements that will confer a special benefit to Improvement Area #1 of the District.**  
*Submitted by: Scott Dunlop, Interim City Manager*

#### 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*
  - **March 12, 2022, City Council Workshop – Committees; and**
  - **March 16, 2022, City Council Regular Meeting**
  
3. **Second and Reading: Consideration, discussion and possible action on an ordinance rezoning Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.**  
*Applicant: LIQUE Engineers*  
*Owner: Ahmed Jafferally*  
*Submitted by: Scott Dunlop, Interim City Manager*

#### REGULAR AGENDA

4. **Consideration, discussion and possible action on the First Amendment to Development Agreement (Lagos).**  
*Submitted by: Scott Dunlop, Interim City Manager*
  
5. **Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas approving and authorizing the Lagos Public Improvement District Improvement Area #1 Acquisition and Reimbursement Agreement.**  
*Submitted by: Scott Dunlop, Interim City Manager*
  
6. **Consideration, discussion, and possible action on an ordinance of the City of Manor Making a Finding of Special Benefit to the Property in the Lagos Public Improvement District; Providing for the Method of Assessment of Special Assessments Against Property in Improvement Area #1 of the District; Approving an Assessment Roll for Improvement Area #1 of the District; Levying Assessments Against Property Within Improvement Area #1 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 #1 of the District; Approving an Amended and Restated Service And Assessment Plan; Approving a Landowner Agreement; 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, Interim City Manager*
  
7. **Consideration, discussion and possible action on the Third Amendment to the Restated, Revised and Amended Agreement Regarding the Creation and Operation of the Presidential Glen Municipal Utility District.**  
*Submitted by: Scott Dunlop, Interim City Manager*
  
8. **Consideration, discussion, and possible action on a Resolution accepting the petition for voluntary annexation of 11.408 acres, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits and setting a date for a public hearing.**  
*Submitted by: Scott Dunlop, Interim City Manager*

9. **Consideration, discussion and possible action on the First Amendment to the Development Agreement (Holley/Smith – KB Home).**  
*Submitted by: Scott Dunlop, Interim City Manager*
10. **Consideration, discussion, and possible action on a construction contract for the FY2021 Capital Metro Paving Improvements Project.**  
*Submitted by: Pauline Gray, P.E. City Engineer*
11. **Consideration, discussion, and possible action to award a Professional Services Contract for a Space Needs Assessment and Facilities Master Plan to PGAL, Inc.**  
*Submitted by: Scott Dunlop, Interim City Manager*
12. **Consideration, discussion and possible action on approving and adopting the new City Council Vision Statement for the City of Manor.**  
*Submitted by: Mayor Harvey*

## **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 Interview Candidates for appointments to the Planning and Zoning Commission for Place No. 5 to fill an unexpired term;*
- *Sections 551.087, Texas Government Code to deliberate the Effluent Reuse Agreement with ShadowGlen Golf, L.P.; and*
- *Section 551.072, Texas Government Code to deliberate the value and conveyance of the City's interest in 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, April 1, 2022, 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 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail [lalmaraz@cityofmanor.org](mailto:lalmaraz@cityofmanor.org) .