



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, June 07, 2023 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**

**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 creation of the Mustang Valley Public Improvement District (PID) within the municipal boundaries of the City of Manor, Texas.**  
*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*
  - **May 17, 2023, City Council Regular Meeting; and**
  - **May 24, 2023, City Council Called Special Session**
  
3. **Consideration, discussion, and possible action to submit project closeout documentation to Capital Metro for the FY2021 Paving Project.**  
*Submitted by: Pauline M. Gray, P.E., City Engineer*
  
4. **Consideration, discussion, and possible action on discontinuing services with Spectrum/Charter and transferring to AT&T MetroEthernet Services.**  
*Submitted by: Phil Green, IT Director*
  
5. **Consideration, discussion, and possible action on the purchase of Taser equipment for Manor Police Department.**  
*Submitted by: Ryan Phipps, Chief of Police*
  
6. **Consideration, discussion, and possible action on the purchase of firearms and related equipment for Manor Police Department.**  
*Submitted by: Ryan Phipps, Chief of Police*
  
7. **Consideration, discussion, and possible action on the purchase of 2 Stalker MC 360 message trailers for Manor Police Department.**  
*Submitted by: Ryan Phipps, Chief of Police*
  
8. **Second and Final Reading: Consideration, discussion, and possible action on an ordinance rezoning one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).**  
*Applicant: Henry Juarez*  
*Owner: Henry Juarez*  
*Submitted by: Scott Dunlop, Development Services Director*

## REGULAR AGENDA

9. **Consideration, discussion, and possible action on the acceptance of the City of Manor, Texas Annual Financial Report and Independent Auditors' Report Year ended September 30, 2022.**  
*Submitted by: Lydia Collins, Director of Finance*

10. **Consideration, discussion, and possible action on a Resolution creating the Mustang Valley Public Improvement District (PID).**  
*Submitted by: Scott Dunlop, Development Services Director*
11. **Consideration, discussion, and possible action on an Agreement regarding the Dissolution of the Mustang Valley Public Improvement District.**  
*Submitted by: Scott Dunlop, Development Services Director*
12. **Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas Approving the Form and Authorizing the Distribution of a Preliminary Limited Offering Memorandum for the City of Manor, Texas Special Assessment Revenue Bonds, Series 2023 (Manor Heights Public Improvement District Improvement Area #3 Project).**  
*Submitted by: Scott Dunlop, Development Services Director*
13. **Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas determining the costs of certain authorized improvements to be financed by the Manor Heights Public Improvement District; Approving a Preliminary Amended and Restated Service and Assessment Plan, Including the Proposed Assessment Roll; Calling for Notice of a Public Hearing for June 21, 2023, to Consider an Ordinance Levying Assessments on Property Located Within Improvement Area #3 of the Manor Heights Public Improvement District; Directing the Filing of the Proposed Assessment Roll With the City Secretary to Make Said Proposed Assessment Roll available for Public Inspection; Directing City Staff to Publish and Mail Notice of Said Public Hearing; and Resolving Other Matters Related to the Foregoing.**  
*Submitted by: Scott Dunlop, Development Services Director*
14. **Consideration, discussion, and possible action on the City of Manor, Texas Deposit Agreement for the Proposed Water and Sewer Service Transfer and an Exchange of Extra-Territorial Jurisdiction (ETJ) for the Blue Bluff Project.**  
*Submitted by: Scott Dunlop, Development Services Director*
15. **Consideration, discussion, and possible action on an Ordinance of the City of Manor, Texas accepting certain property released from the Extraterritorial Jurisdiction (“ETJ”) of the City of Austin into the City of Manor’s ETJ; and providing for related matters.**  
*Submitted by: Scott Dunlop, Development Services Director*
16. **Consideration, discussion, and possible action on an Ordinance approving the proposed amended budget for Fiscal Year 2022-2023.**  
*Submitted by: Lydia Collins, Director of Finance*
17. **Consideration, discussion, and possible action on a contract awarding a copier lease bid for copiers at City Hall, Manor Police Department, and Public Works.**  
*Submitted by: Lydia Collins, Director of Finance*

18. **Consideration, discussion, and possible action on Second Amendment to Development Agreement (Butler/East Hwy 290 & 13100 N. FM 973).**  
*Submitted by: Scott Dunlop, Development Services Director*
19. **Consideration, discussion, and possible action on a variance request from Manor Code of Ordinance, Section 15.02.004a(d) Minimum Parking Requirements to reduce the minimum number of parking spaces from eight (8) to five (5) for a proposed drive-through restaurant located on Lot 2A, Block B Las Entradas North Section 1.**  
*Submitted by: Scott Dunlop, Development Services Director*
20. **Consideration, discussion, and possible action on a Resolution Finding Public Convenience and Necessity And Authorizing The Use of Eminent Domain To Condemn If Necessary a 1.267 acre Wastewater Easement and a 1.241 acre Temporary Construction Easement (both as described in Exhibit "A") from that 100.015 Acre Tract conveyed by Warranty Deed to First United Builders, L.L.C. and recorded at Document Number 2020019707 Of The Official Public Records of Travis County, Texas, For The Public Use And Purpose of Construction Of A Wastewater Line.**  
*Submitted by: Paige Saenz, City Attorney*
21. **Consideration, discussion, and possible action on a Resolution Finding Public Convenience and Necessity And Authorizing The Use of Eminent Domain To Condemn If Necessary a 0.3340 Acre Wastewater Easement and a 0.4172 Acre Temporary Construction Easement (both as described in Exhibit "A") from Lot 6, Manor Villa Estates, a Subdivision of Record Recorded at Volume 83, Page 155C of the Plat Records of Travis County, Texas, as Conveyed To David A. Price and recorded at Document Number 2016134444 Of The Official Public Records of Travis County, Texas, For The Public Use And Purpose of Construction Of A Wastewater Line.**  
*Submitted by: Paige Saenz, City Attorney*
22. **Consideration, discussion, and possible action to authorize the Manor Police Department to enter into an agreement with Flock Safety for the deployment of a vehicle fingerprinting system.**  
*Submitted by: Ryan Phipps, Chief of Police*
23. **Consideration, discussion, and possible action on the purchase of a Community Outreach and Engagement Trailer for youth and community relations.**  
*Submitted by: Ryan Phipps, Chief of Police*

## **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 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding EntradaGlen PID;*

- Section 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 NewHaven Development;
- Section 551.071 and Section 551.087, Texas Government Code to deliberate on the acquisition of real property; and
- Section 551.074 (Personnel Matters) to review and discuss a study regarding employee compensation.

## 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.

- 24. Consideration, discussion, and possible action on a Resolution accepting the petition to dissolve the EntradaGlen Public Improvement District (PID) and setting a public hearing to consider the dissolution of the EntradaGlen PID.**  
*Submitted by: Scott Dunlop, Development Services Director*
- 25. Consideration, discussion, and possible action on a Resolution accepting the petition to create the Newhaven Public Improvement District (PID) and setting a public hearing to consider the creation of the Newhaven PID.**  
*Submitted by: Scott Dunlop, Development Services Director*
- 26. Consideration, discussion, and possible action on the Professional Services Agreement Newhaven Public Improvement District – PID Consultants for the proposed Newhaven Public Improvement District.**  
*Submitted by: Scott Dunlop, Development Services Director*

## 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, June 2, 2023, 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)