



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, July 05, 2023 at 7:00 PM

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

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.

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, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Blue Bluff Development;

- Section 551.071 and Section 551.087, Texas Government Code to deliberate on the acquisition of real property;

- 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 Manor Commons Development; 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.

PUBLIC HEARINGS

1. **Conduct a public hearing regarding on amending the Community Impact Fees for Water and Wastewater.**
Submitted by: Pauline Gray, P.E., City Engineer
2. **Conduct a public hearing on the dissolution of the EntradaGlen Public Improvement District (PID) within the municipal boundaries of the City of Manor, Texas in accordance with the provisions of Chapter 372 of the Texas Local Government Code.**
Submitted by: Scott Dunlop, Development Services Director
3. **Conduct a public hearing on the creation of the Newhaven Public Improvement District (PID) within the municipal boundaries of the City of Manor, Texas in accordance with the provisions of Chapter 372 of the Texas Local Government Code.**
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.

4. **Consideration, discussion, and possible action to approve the City Council Minutes.**
Submitted by: Lluvia T. Almaraz, City Secretary
 - **June 21, 2023, City Council Workshop Session; and**
 - **June 21, 2023, City Council Regular Meeting**

5. **Consideration, discussion, and possible action on the Purchase Agreement with Valentin Lopez Dominquez for a wastewater easement with a temporary construction easement.**
Submitted by: Scott Moore, City Manager
6. **Consideration, discussion, and possible action on an Interlocal Cooperation Agreement for Public Health Services between the City of Austin and the City of Manor.**
Submitted by: Scott Moore, City Manager

REGULAR AGENDA

7. **Consideration, discussion, and possible action on an Ordinance amending Ordinance No. 402; Amending Chapter 10, Subdivision Regulation, Article 10.03, Impact Fees, Code of Ordinances of Manor; Adopting a Capital Improvements Plan; Establishing a Community Impact Fee Based Upon Living Unit Equivalents.**
Submitted by: Pauline Gray, P.E., City Engineer
8. **Consideration, discussion, and possible action on a Resolution of the City Council of the City of Manor, Texas authorizing and dissolving the EntradaGlen Public Improvement District (PID) within the City of Manor, Texas in accordance with the provisions of Chapter 372 of the Texas Local Government Code; resolving other matters incident and related thereto; and providing an effective date.**
Submitted by: Scott Dunlop, Development Services Director
9. **Consideration, discussion, and possible action on the First Amendment to Development Agreement (Newhaven).**
Submitted by: Scott Dunlop, Development Services Director
10. **Consideration, discussion, and possible action on a Resolution of the City Council of the City of Manor, Texas, authorizing and creating the Newhaven Public Improvement District (PID) within the City of Manor, Texas in accordance with Chapter 372 Texas Local Government Code; resolving other matters incident and related thereto; and providing an effective date.**
Submitted by: Scott Dunlop, Development Services Director
11. **Consideration, discussion, and possible action on an Agreement Regarding the Dissolution of the Newhaven Public Improvement District.**
Submitted by: Scott Dunlop, Development Services Director
12. **Consideration, discussion, and possible action on Letter of Intent for Underwriting Services for Special Assessment Bonds and G-17 (Newhaven Public Improvement District).**
Submitted by: Scott Dunlop, Development Services Director
13. **Consideration, discussion, and possible action on the Manor Commons Phase 3 Development Agreement.**
Submitted by: Scott Jones, Economic Development Director

- 14. Consideration, discussion, and possible action on the Chapter 380 Grant Agreement for Manor Commons Phase 3.**
Submitted by: Scott Jones, Economic Development Director
- 15. Consideration, discussion, and possible action on a Fourth Amendment to the Manor Commons Amended and Restated Project and Incentive Agreement.**
Submitted by: Scott Jones, Economic Development Director
- 16. Consideration, discussion, and possible action on a variance from Manor Code of Ordinances, Chapter 15, Article 15.04, Section 15.04.016(b)(4) Prohibited Signs and Section 15.04.019(a) Off-Site Signs to permit an off-site sign for Landmark at Manor Property Holdings and located at 13119 US Hwy 290, Manor, TX.**
Applicant: Landmark Companies
Owner: Landmark Companies
Submitted by: Scott Dunlop, Development Services Director
- 17. Consideration, discussion, and possible action on First Amendment to Temporary Wholesale Wastewater Service Interlocal Agreement with the Wilbarger Creek Municipal Utility District No. 2.**
Submitted by: Matthew Woodard, Public Works Director
- 18. Consideration, discussion, and possible action on emergency replacement and restoration of the old Galvanized Storage Tanks.**
Submitted by: Matthew Woodard, Public Works Director
- 19. Consideration, discussion, and possible adoption of a Resolution to adopt a uniform compensation system for all City of Manor employees; repealing conflicting policies; providing a savings clause.**
Submitted by: Tracey Vasquez, HR 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 30, 2023, 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 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail lalmaraz@manortx.gov