



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 17, 2024 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.

REPORTS

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

A. Update on the Master Plan Grant for Parks, Recreation, and Open Spaces to the Texas Parks and Wildlife Department.

Presented by: Gandolf Burrus, President, Grant Development Services

PUBLIC HEARINGS

- 1. Conduct a public hearing on an Ordinance rezoning the Monarch Ranch Subdivision, being 134.53 acres, more or less, and located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).**

Applicant: SEC Planning

Owner: Blackburn Group LLC

Submitted by: Scott Dunlop, Development Services Director

- 2. Conduct a public hearing on an Ordinance rezoning one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2).**

Applicant: MWSW LLP

Owner: DD&B Construction Inc.

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.

- 3. Consideration, discussion, and possible action to approve the City Council Minutes of July 3, 2024, Regular Meeting.**
Submitted by: Lluvia T. Almaraz, City Secretary
- 4. Consideration, discussion, and possible action on accepting the June 2024 City Council Monthly Reports.**
Submitted by: Scott Moore, City Manager
- 5. Consideration, discussion, and possible action on accepting the June 2024 Departmental Reports.**
Submitted by: Scott Moore, City Manager

- **Finance – Belen Peña, Finance Director**
- **Police – Ryan Phipps, Chief of Police**
- **Travis County ESD No. 12 – Ryan Smith, Fire Chief**
- **Economic Development – Scott Jones, Economic Development Director**
- **Development Services – Scott Dunlop, Development Services Director**
- **Community Development – Yalondra V. Santana, Heritage & Tourism Manager**
- **Municipal Court – Sofi Duran, Court Administrator**
- **Public Works – Matt Woodard, Director of Public Works**
- **Human Resources – Tracey Vasquez, HR Manager**
- **IT – Phil Green, IT Director**
- **Administration – Lluvia T. Almaraz, City Secretary**

6. **Consideration, discussion, and possible action on a Wastewater Utility Easement for the Okra Development.**
Submitted by: Scott Dunlop, Development Services Director
7. **Consideration, discussion, and possible action for the purposes of acquiring a Water Utility Easement for the Waterline FM 973 Project.**
Submitted by: Scott Moore, City Manager
8. **Consideration, discussion, and possible action on a Possession and Use Agreement for Utility Easement Purposes for the Waterline FM 973 Project.**
Submitted by: Scott Moore, City Manager

REGULAR AGENDA

9. **First Reading: Consideration, discussion, and possible action on an Ordinance rezoning the Monarch Ranch Subdivision, being 134.53 acres, more or less, and located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).**
Applicant: SEC Planning
Owner: Blackburn Group LLC
Submitted by: Scott Dunlop, Development Services Director
10. **First Reading: Consideration, discussion, and possible action on an Ordinance rezoning one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2).**
Applicant: MWSW LLP
Owner: DD&B Construction Inc.
Submitted by: Scott Dunlop, Development Services Director
11. **Consideration, discussion, and possible action on an Amended and Restated Interlocal Agreement for the Austin Regional Intelligence Center (ARIC).**
Submitted by: Ryan Phipps, Chief of Police
12. **Consideration, discussion, and possible action on allocating funds for the Veterans' Wall Dedication Plaque.**
Requested by: Park Committee
Submitted by: Matthew Woodard, Public Works Director
13. **Consideration, discussion, and possible action on allocating resources and funds to the Back-to-School Haircut Drive by The Lab Barbershop.**
Submitted by: Yalondra M. Valderrama Santana, Heritage & Tourism Manager
14. **Consideration, discussion, and possible action on a Municipal Solid Waste Collection, Transportation, and Disposal Contract (Residential, Commercial, Industrial, and Recycling).**
Submitted by: Scott Jones, Economic Development Director

15. **Consideration, discussion, and possible action on Tax Increment Reinvestment Zone Feasibility & Consulting Services agreement with TXP, Inc.: Manor Industrial TIRZ #2.**
Submitted by: Scott Jones, Economic Development Director
16. **Consideration, discussion, and possible action on the Fifth Amendment to the Butler/East Hwy 290 & 13100 N. FM 973 (Manor Crossing) Development Agreement.**
Submitted by: Scott Dunlop, Development Services Director
17. **Consideration, discussion, and possible action on a Water Service Transfer Agreement with Manville Water Supply Corporation for the Proposed Water Service Transfer for the Manor Heights Project.**
Submitted by: Scott Dunlop, Development Services Director
18. **Consideration, discussion, and possible action on a Financial Advisory Contract.**
Submitted by: Scott Moore, City Manager
19. **Consideration, discussion, and possible action on a resolution authorizing the purchase and closing of 4.2194 acres, more or less, of real property located in Travis County, Texas, and approval of the Real Estate Contract.**
Submitted by: Scott Moore, City Manager
20. **Consideration, discussion, and possible action on a first renewal of the Interlocal Agreement for Public Health Services between the City of Austin and the City of Manor.**
Submitted by: Scott Moore, City Manager

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 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel and to deliberate the purchase of real property;*
- *Sections 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Shadowglen PUD;*
- *Section 551.071 Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Hibbs Lane Parcel;*
- *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 Wonik Project;*
- *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 Lennar Project;*

- Section 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding pending litigation, specifically Civil Citation No. J1-CV-24-003083, Austin Bocce League, Robert Battaile, Pres. vs. City of Manor pending in Justice Court, Precinct One; and

- Section 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding pending litigation, specifically Civil Citation No. J1-CV-24-003363, Robert Battaile vs. City of Manor pending in Justice Court, Precinct One

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, July 12, 2024, 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 jalmaraz@manortx.gov