



Dr. Larry Wallace Jr., Mayor
Dr. Christopher Harvey, Mayor Pro Tem, Place 3
Emily Hill, Place 1
Anne Weir, Place 2
Sonia Wallace, Place 4
Deja Hill, Place 5
Gene Kruppa, Place 6

City Council Regular Meeting

Wednesday, September 15, 2021 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

PROCLAMATIONS

- A. Declaring the month of October 2021, as “*Breast Cancer Awareness Month*”
- B. Declaring the month of October 2021, as “*Domestic Violence Awareness Month*”
- C. Declaring September 15 – October 15, 2021, as “*Hispanic Heritage Month*”

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. **CapMetro**
Submitted by: Mayor Wallace

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 551.087 Deliberations regarding Economic Development Negotiations – Holley-Smith 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.

PUBLIC HEARINGS

1. **Conduct a public hearing on the FY2021-2022 Proposed Annual Budget of the City of Manor, Texas.**
Submitted by: Scott Dunlop, Interim City Manager
2. **Conduct a public hearing on the FY2021-2022 Proposed Property Tax Rate of the City of Manor, Texas.**
Submitted by: Scott Dunlop, Interim City Manager
3. **Conduct a public hearing on an ordinance annexing 93.983 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of Manor, Texas, at the request of the property owner, approving an agreement for the provision of services for the annexed area and providing for other related matters.**
Submitted by: Scott Dunlop, Interim City Manager
4. **Conduct a public hearing on an ordinance annexing 42.921 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of Manor, Texas, at the request of the property owner, approving an agreement for the provision of services for the annexed area and providing for other related matters.**
Submitted by: Scott Dunlop, Interim City Manager
5. **Conduct a public hearing on an ordinance rezoning 137 acres, more or less, out of the Sumner Bacon Survey, Abstract No. 63, and being located near the intersection of N. FM 973 and Arnhamn Lane, Manor, TX to Single Family Standard (SF-2).**
Applicant: Carlson, Brigance & Doering, Inc.
Owner: Estate of Mary Ruth Arnold Holley
Submitted by: Scott Dunlop, Interim City Manager
6. **Conduct a public hearing on an ordinance annexing 30.8643 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of Manor, Texas, at the request of the property owner, approving an agreement for the provision of services for the annexed area and providing for other related matters.**
Submitted by: Scott Dunlop, Interim City Manager
7. **Conduct a public hearing on an ordinance rezoning 30.89 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13119 US Hwy 290 E, Manor, TX to Medium Commercial (C-2) and Multi-Family 25 (MF-2).**
Applicant: Jackson Walker, LLP
Owner: Manor RV Park, LLC
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.

8. **Consideration, discussion, and possible action to approve the City Council Minutes of the September 1, 2021, City Council Regular Meeting.**

Submitted by: Lluvia T. Almaraz, City Secretary

9. **Consideration, discussion, and possible action on the acceptance of the August 2021 Departmental Reports.**

Submitted by: Scott Dunlop, Interim City Manager

- **Police – Ryan Phipps, Chief of Police**
- **Development Services – Scott Dunlop, Development Services Director**
- **Community Development – Debbie Charbonneau, Heritage and Tourism Manager**
- **Municipal Court – Sarah Friberg, Court Clerk**
- **Public Works – Michael Tuley, Director of Public Works**
- **Finance – Lydia Collins, Director of Finance**

REGULAR AGENDA

10. **Consideration, discussion, and possible action on a resolution authorizing publication of notice of intention to issue combination tax and revenue certificates of obligation for improvements to the City’s water and wastewater systems.**

Submitted by: Scott Dunlop, Interim City Manager

11. **Consideration, discussion, and possible action on the Agreement Regarding Post-Annexation Provision of Services for Property to be Annexed into the City of Manor being a 93.983 acre tract located in Travis County, Texas.**

Submitted by: Scott Dunlop, Interim City Manager

12. **Consideration, discussion, and possible action on the Agreement Regarding Post-Annexation Provision of Services for Property to be Annexed into the City of Manor being a 42.921 acre tract located in Travis County, Texas.**

Submitted by: Scott Dunlop, Interim City Manager

13. **First Reading: Consideration, discussion, and possible action on an ordinance annexing 93.983 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of Manor, Texas, at the request of the property owner, approving an agreement for the provision of services for the annexed area and providing for other related matters.**

Submitted by: Scott Dunlop, Interim City Manager

14. **First Reading: Consideration, discussion, and possible action on an ordinance annexing 42.921 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of Manor, Texas, at the request of the property owner, approving an agreement for the provision of services for the annexed area and providing for other related matters.**

Submitted by: Scott Dunlop, Interim City Manager

15. **First Reading: Consideration, discussion, and possible action on an ordinance rezoning 137 acres, more or less, out of the Sumner Bacon Survey, Abstract No. 63, and being located near the intersection of N. FM 973 and Arnham Lane, Manor, TX to Single Family Standard (SF-2).**
Applicant: Carlson, Brigance & Doering, Inc.
Owner: Estate of Mary Ruth Arnold Holley
Submitted by: Scott Dunlop, Interim City Manager
16. **Consideration, discussion, and possible action on the Agreement Regarding Post-Annexation Provision of Services for Property to be Annexed into the City of Manor being a 30.8643 acre tract located in Travis County, Texas.**
Submitted by: Scott Dunlop, Interim City Manager
17. **First Reading: Consideration, discussion, and possible action on an ordinance annexing 30.8643 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of Manor, Texas, at the request of the property owner, approving an agreement for the provision of services for the annexed area and providing for other related matters.**
Submitted by: Scott Dunlop, Interim City Manager
18. **First Reading: Consideration, discussion, and possible action on of an ordinance zoning 30.8643 acres of land, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13119 US Hwy 290 E, Manor, TX to Medium Commercial (C-2) and Multi-Family 25 (MF-2).**
Applicant: Jackson Walker, LLP
Owner: Manor RV Park, LLC
Submitted by: Scott Dunlop, Interim City Manager
19. **Consideration, discussion, and possible action on the Deposit Agreement Supplement – Public Improvement District, Lagos PID Improvement Area #1 Bonds.**
Submitted by: Scott Dunlop, Interim City Manager
20. **Consideration, discussion, and possible action on renewing the re-rate notice and benefits verification form for FY 2021-2022 between the City of Manor and the health insurance pool, TML-Health; and authorize the interim City Manager to execute the re-rate notice and benefits verification form.**
Submitted by: Tracey Vasquez, HR Manager
21. **Acknowledge the resignation of Planning and Zoning Commissioner’s Philip Tryon, Place No. 3; and Commissioner Tasha Green, Place No. 2; and declare vacancies.**
Submitted by: Scott Dunlop, Interim 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:

- Section 551.074 (Personnel Matters) to deliberate the performance of the City Manager; and to deliberate the employment of Human Resources Specialist, Planning Coordinator, Social Resource Specialist, Assistant Chief, Crime Analyst Tech, Emergency Management Specialist, Police Clerk, MS4 Inspector, Utility Inspector, Heavy Equipment Operator, and Parks Crewman

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.

REGULAR AGENDA

22. **Consideration, discussion, and possible action on an ordinance adopting the Annual Budget for the City of Manor for the fiscal year beginning October 1, 2021 and ending September 30, 2022.**

Submitted by: Scott Dunlop, Interim City Manager

23. **Consideration, discussion, and possible action on an ordinance levying Ad Valorem taxes for the use and support of the municipal government of the City of Manor for the fiscal year beginning October 1, 2021, and ending September 30, 2022.**

Submitted by: Scott Dunlop, Interim City Manager

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, September 10, 2021, 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 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail lalmaraz@cityofmanor.org.