



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, April 21, 2021 at 7:00 PM

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

AGENDA

Via Telephone/Video Conference (Zoom Meeting)

This meeting will be live streamed on Manor Facebook Live

You can access the meeting at <https://www.facebook.com/cityofmanor/>

Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in person meetings that assemble large groups of people the City Council meeting scheduled for Wednesday, April 21st, will only be open to the public via remote access.

Instructions for Public Speaking:

- *Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting www.cityofmanor.org where a registration link will be posted on the calendar entry for each public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to publiccomments@cityofmanor.org. Once registered, instructions will be emailed to you on how to join the videoconference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.*

Upon receiving instructions to join zoom meeting the following rules will apply:

- *All speakers must address their comments to the Mayor rather than to individual Council Members or city staff. Speakers should speak clearly into their device and state their name and address prior to beginning their remarks. Speakers will be allowed three (3) minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting.*

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PLEDGE OF ALLEGIANCE

PRESENTATIONS

- A. **Comprehensive Plan Presentation by Chance Sparks, Project Manager with Freese and Nichols.**

EVENTS/ANNOUNCEMENTS

- A. **Community Shred Day and Electronic Recycling, Saturday, April 24th**

PROCLAMATIONS

- A. **Declaring Thursday, April 22, 2021, as “Earth Day”**
- B. **Declaring the Month of May 2021, as “National Physical Fitness and Sports 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. **Manor Disaster Group**
Submitted by: Mayor Wallace

PUBLIC HEARINGS

1. **Public Hearing: Conduct a public hearing on an ordinance rezoning 2.13 acres, more or less, Lot 4, Bluebonnet Business Park, Section One, and being located at 15721 US Hwy 290 E from Agricultural (A) to Heavy Commercial (C-3).**
Applicant: Keepers Land Planning
Owner: Lisa Nehring
Submitted by: Scott Dunlop, Assistant 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

- April 7, 2021, City Council Regular Meeting; and
- April 9, 2021, 2020, City Council Called Special Session

3. Consideration, discussion, and possible action on the acceptance of the March 2021 Departmental Reports.

Submitted by: Thomas Bolt, City Manager

- Police – Ryan Phipps, Chief of Police
- Development Services – Scott Dunlop, Asst. Dev. 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

4. Consideration, discussion, and possible action on a Resolution Expressing Intent to Finance Expenditures to be Incurred by the City of Manor, Texas.

Submitted by: Thomas Bolt, City Manager

5. Consideration discussion and possible action on a Resolution of the City of Manor, Texas Approving and Authorizing the Manor Heights Public Improvement District Reimbursement Agreement (Major Improvement Area).

Submitted by: Thomas Bolt, City Manager

6. Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas Approving and Authorizing a PID Financing Agreement.

Submitted by: Thomas Bolt, City Manager

7. 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 Service and Assessment Plan, including the Proposed Assessment Rolls; Calling for Notice of a Public Hearing for May 5, 2021 to Consider an Ordinance Levying Assessments on Property Located within the Manor Heights Public Improvement District; Directing the Filing of the Proposed Assessment Rolls with the City Secretary to Make Said Proposed Assessment Rolls 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: Thomas Bolt, City Manager

8. Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas Approving and Authorizing the Distribution of a Preliminary Limited Offering Memorandum for City of Manor, Texas Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Major Improvement Area Project).

Submitted by: Thomas Bolt, City Manager

9. **Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas Approving and Authorizing the Distribution of a Preliminary Limited Offering Memorandum for City of Manor, Texas Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Improvement Area #1-2 Project).**
Submitted by: Thomas Bolt, City Manager
10. **Consideration, discussion, and possible action on an ordinance rezoning 2.13 acres, more or less, Lot 4, Bluebonnet Business Park, Section One, and being located at 15721 US Hwy 290 E from Agricultural (A) to Heavy Commercial (C-3).**
Applicant: Keepers Land Planning
Owner: Lisa Nehring
Submitted by: Scott Dunlop, Assistant Development Services Director
11. **Postponed Item: Consideration, discussion, and possible action on a waiver from Manor Code of Ordinances Chapter 15, Article 15.01 Site Development Plans, Article 15.02 Parking Standards, and Article 15.03 Landscaping and Screening on Lots 2 & 3, Block 11, A.E. Lane Addition, 109 East Murray Ave.**
Owner: Eric and Rebekah Thomason
Applicant: Eric and Rebekah Thomason
Submitted by: Scott Dunlop, Assistant Development Services Director
12. **Consideration, discussion, and possible action on a waiver from Manor Code of Ordinances Chapter 15, Article 15.01 Site Development Plans, Article 15.02 Parking Standards, and Article 15.03 Landscaping and Screening on Lot 10, Block 5, Town of Manor, 101 East Brenham Street, Manor, TX.**
Owner: Dennis and Susan Kerlin
Applicant: Dennis and Susan Kerlin
Submitted by: Scott Dunlop, Assistant Development Services Director
13. **Consideration, discussion, and possible action on a Purchase Contract with Timmermann Commercial Investments, LP for a water easement with temporary construction easement.**
Submitted by: Samuel D. Kiger, P.E, City Engineer
14. **Consideration, discussion, and possible action on awarding a construction contract for the 2020 Capital Metro Paving Improvements Project.**
Submitted by: Pauline M. Gray, P.E, Senior Engineer
15. **Consideration, discussion, and possible action on applying for the Healthy Babies Bright Futures (HBBF) and Mayors Innovation Project (MIP) grant program and authorizing the Mayor to sign a resolution evidencing such authorization.**
Submitted by: Mayor Wallace
16. **Consideration, discussion, and possible action to adopt a resolution authorizing the City of Manor to sign onto the Cities Race to Zero.**
Submitted by: Mayor Wallace
17. **Consideration, discussion, and possible action on a Memorandum of Understanding (MOU) agreement between the City of Manor and the University of Texas at Austin.**
Submitted by: Council Members Deja Hill and Anne Weir

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 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel to discuss City of Manor Code of Ordinances regarding Manor RV Park, LLC v. City of Manor, ET AL.

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 16, 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 .