



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, August 02, 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.

REPORTS

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

A. Park Committee Update

Submitted by: Matthew Woodard, Public Works Director

B. Budget Committee Update

Submitted by: Lydia Collins, Director of Finance

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.

1. **Consideration, discussion, and possible action to approve the City Council Minutes of the July 19, 2023, Regular Meeting.**
Submitted by: Lluvia T. Almaraz, City Secretary
2. **Consideration, discussion, and possible action on the City of Manor License and Maintenance Agreement.**
Submitted by: Scott Dunlop, Development Services Director
3. **Consideration, discussion, and possible action of a License and Maintenance Agreement for the 109 West Lane Development.**
Submitted by: Scott Dunlop, Development Services Director

REGULAR AGENDA

4. **Consideration, discussion, and possible action on a construction contract for the FY2022 Capital Metro Paving Project.**
Submitted by: Pauline Gray, P.E. City Engineer
5. **Consideration, discussion, and possible action on the Friends of Manor Parks H.O.T. Funds application for reimbursement of actual expenses that meet the State of Texas Hotel Tax Law requirements Section 351.1010 for ManorPalooza.**
Submitted by: Lydia Collins, Director of Finance
6. **Consideration, discussion, and possible action on setting public hearings for the FY 2023-2024 Proposed Annual Budget of the City of Manor.**
Submitted by: Lydia Collins, Director of Finance
7. **Consideration, discussion, and possible action on setting a public hearing for the FY 2023-2024 Proposed Property Tax Rate of the City of Manor.**
Submitted by: Lydia Collins, Director of Finance
8. **Consideration, discussion, and possible action to set a City Council workshop for the FY 2023-2024 proposed Annual Budget as recommended by the Budget Committee.**
Submitted by: Lydia Collins, Director of Finance
9. **Consideration, discussion, and possible action on an ordinance adopting the 2023 Annual Update to the Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District Including the Collection of the 2023 Annual Installments.**
Submitted by: Lydia Collins, Director of Finance

10. **Consideration, discussion, and possible action on an ordinance adopting the 2023 Annual Update to the Amended and Restated Service and Assessment Plan and Assessment Roll for the Rose Hill Public Improvement District Including the Collection of the 2023 Annual Installments.**
Submitted by: Lydia Collins, Director of Finance
11. **Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances, Chapter 3 by adopting Article 3.09 to establish regulations for industrialized housing, establishing a variance procedure, and amending definitions.**
Submitted by: Scott Dunlop, Development Services Director
12. **Consideration, discussion, and possible action on a variance request from Manor Code of Ordinances, Chapter 3, Article 3.09, Section 3.09.002(d).**
Submitted by: Scott Dunlop, Development Services Director
13. **Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances, Chapter, 10, Subdivision Regulation, Article 10.02 Subdivision Ordinance, Ordinance 263B, Exhibit A for the amendment of Article I General, Section 1 Definitions, and Article III Design Standards for Improvements, Section 48 Park Land Dedication.**
Submitted by: Scott Dunlop, Development Services Director
14. **Consideration, discussion, and possible action on Housing Policies and Regulations.**
Submitted by: Scott Dunlop, Development Services Director
15. **Consideration, discussion, and possible action on the Water Service Area Transfer Agreement.**
Submitted by: Scott Moore, City Manager
16. **Consideration, discussion, and possible action on the Third Amendment to the EntradaGlen Development Agreement.**
Submitted by: Scott Dunlop, Development Services Director

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 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Regulating Decorum and the City Council Rules of Procedure;*
- *Section 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the settlement agreement with the Manor RV Park LLC;*

- 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 an 18-acre tract of land in Manor's city limits;
- Section 551.071 and Section 551.087, Texas Government Code to deliberate on the acquisition of real property;
- Section 551.071 Texas Government Code to consult with legal counsel regarding the proposed bond propositions and proposed bond election;
- Section 551.074 Personnel Matters to review and discuss a study regarding employee compensation; and
- Section 551.074 Personnel Matters to Interview Candidates for appointment to the Planning and Zoning Commission, Place No 2 to fill an unexpired term.

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.

- 17. Consideration, discussion, and possible on a resolution adopting a uniform compensation system for all City of Manor employees.**
Submitted by: Trace Vasquez, HR Director
- 18. Consideration, discussion and possible action on proposed bond propositions.**
Submitted by: Scott Moore, 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, July 28, 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