



**CITY COUNCIL
REGULAR SESSION MINUTES
APRIL 6, 2022**

PRESENT:

Dr. Christopher Harvey, Mayor (Absent)

COUNCIL MEMBERS:

Emily Hill, Mayor Pro Tem, Place 1
Anne Weir, Place 2
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Vacant, Place 6

CITY STAFF:

Scott Dunlop, Interim City Manager
Lluvia T. Almaraz, City Secretary
Veronica Rivera, Assistant City Attorney
Pauline Gray, P.E. City Engineer

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Pro Tem Hill at 7:08 p.m. on Wednesday, April 6, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Hill led the Pledge of Allegiance.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston Street, Unit A, Manor, Texas spoke in regard to his recommendations to Council for Charter Review Amendments.

No one else appeared at this time.

REPORTS

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

A. Fall 2021 Flow and Rainfall Monitoring Project Report

City Engineer Pauline Gray and Gary Beck, P.E with George E. Butler & Associates presented the attached Power Point presentation regarding the findings for the 2021 Flow and Rainfall Monitoring Project.

PUBLIC HEARINGS

1. **Conduct a public hearing on proposed assessments to be levied against the assessable property with Improvement Area #1 of the Lagos Public Improvement District, pursuant to the provisions of Chapter 372 of the Texas Local Government Code to pay costs for certain improvements that will confer a special benefit to Improvement Area #1 of the District.**

The city staff recommended that the City Council conduct the public hearing.

Mayor Pro Tem Hill opened the public hearing.

City Attorney Rivera discussed the proposed assessments to be levied against the assessable property with Improvement Area #1 of the Lagos Public Improvement District.

Pete Dwyer, 9900 Highway 290 E., Manor, Texas, submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace, to close the Public Hearing.

There was no further discussion.

Motion to close carried 5-0

CONSENT AGENDA

2. **Consideration, discussion, and possible action to approve the City Council Minutes.**

- **March 12, 2022, City Council Workshop Committees; and**
- **March 16, 2022, City Council Regular Meeting**

3. **Second and Final Reading: Consideration, discussion and possible action on an ordinance rezoning Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.**

Ordinance No. 641: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Repealing and Replacing Exhibit "A" to Amend the Manor Commons East Planned Unit Development (PUD); Making Findings of Fact; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to approve the Consent Agenda.

There was no further discussion.

Motion to approve carried 5-0

REGULAR AGENDA

4. **Consideration, discussion and possible action on the First Amendment to Development Agreement (Lagos).**

The city staff recommended that the City Council approve the First Amendment to Development Agreement (Lagos).

Pete Dwyer, 9900 Highway 290 E., Manor, Texas, submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions posed by the City Council.

City Attorney Rivera discussed the proposed agreement.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Weir, to approve the First Amendment to Development Agreement (Lagos).

There was no further discussion.

Motion to approve carried 5-0

5. **Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas approving and authorizing the Lagos Public Improvement District Improvement Area #1 Acquisition and Reimbursement Agreement.**

The city staff recommended that the City Council approve Resolution No. 2022-06 authorizing the Lagos Public Improvement District Improvement Area #1 Acquisition and Reimbursement Agreement.

Pete Dwyer, 9900 Highway 290 E., Manor, Texas, submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions posed by the City Council.

City Attorney Rivera discussed the proposed agreement.

Resolution No. 2022-06: A Resolution of the City of Manor, Texas Approving and Authorizing the Lagos Public Improvement District Improvement Area #1 Acquisition and Reimbursement Agreement.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to approve Resolution No. 2022-06 authorizing the Lagos Public Improvement District Improvement Area #1 Acquisition and Reimbursement Agreement.

There was no further discussion.

Motion to approve carried 5-0

- 6. Consideration, discussion, and possible action on an ordinance of the City of Manor Making a Finding of Special Benefit to the Property in the Lagos Public Improvement District; Providing for the Method of Assessment of Special Assessments Against Property in Improvement Area #1 of the District; Approving an Assessment Roll for Improvement Area #1 of the District; Levying Assessments Against Property Within Improvement Area #1 of the District; Providing for Payment of the Assessments; Providing for Penalties and Interest on Delinquent Assessments; Establishing a Lien on Property Within Improvement Area #1 of the District; Approving an Amended and Restated Service And Assessment Plan; Approving a Landowner Agreement; Providing for Related Matters in Accordance with Chapter 372, Texas Local Government Code; Providing an Effective Date; and Providing for Severability.**

The city staff recommended that the City Council approve Ordinance No. 642 as set forth in the caption above.

Pete Dwyer, 9900 Highway 290 E., Manor, Texas, submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions posed by the City Council.

Robert Hayslip with P3 Works, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by the City Council.

City Attorney Rivera discussed proposed ordinance.

Ordinance No. 642: An Ordinance of the City of Manor Making a Finding of Special Benefit to the Property in Improvement Area #1 of The Lagos Public Improvement District; Providing for the Method of Assessment of Special Assessments Against Property in Improvement Area #1 of the District; Approving an Assessment Roll for Improvement Area #1 of The District; Levying Assessments Against Property Within Improvement Area #1 of the District; Providing for Payment of The Assessments; Providing for Penalties and Interest On Delinquent Assessments; Establishing a Lien on Property Within Improvement Area #1 of the District; Approving an Amended and Restated Service and Assessment Plan; Approving a Landowner Agreement; Providing for Related Matters in Accordance With Chapter 372, Texas Local Government Code; Providing an Effective Date; and Providing for Severability.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Moreno, to approve Ordinance No. 642 as read and presented on Item No. 6.

There was no further discussion.

Motion to approve carried 5-0

7. Consideration, discussion and possible action on the Third Amendment to the Restated, Revised and Amended Agreement Regarding the Creation and Operation of the Presidential Glen Municipal Utility District.

The city staff recommended that the City Council approve the Third Amendment to the Restated, Revised and Amended Agreement Regarding the Creation and Operation of the Presidential Glen Municipal Utility District.

City Attorney Rivera discussed the proposed agreement.

MOTION: Upon a motion made by Council Member Moreno and seconded by Wallace, to approve the Third Amendment to the Restated, Revised and Amended Agreement Regarding the Creation and Operation of the Presidential Glen Municipal Utility District.

There was no further discussion.

Motion to approve carried 5-0

8. Consideration, discussion, and possible action on a Resolution accepting the petition for voluntary annexation of 11.408 acres, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits and setting a date for a public hearing.

The city staff recommended that the City Council approve Resolution No. 2022-07 accepting the petition for voluntary annexation of 11.408 acres, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits and setting a date for a public hearing on April 20, 2022.

Interim City Manager Dunlop discussed the proposed petition.

Resolution No. 2022-07: A Resolution of the City of Manor, Texas, Accepting the Petition for Annexation of 11.408 Acres of Land, More or Less; Being Located in Travis County, Texas and Adjacent and Contiguous to the City Limits; and Providing for Open Meetings and Other Related Matters.

Interim City Manager Dunlop clarified that the public hearing is on April 20, 2022. He requested for the Resolution to be revised with correct date.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Wallace, to approve Resolution No. 2022-07 accepting the petition for voluntary annexation of 11.408 acres, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits and setting a date for a public hearing on April 20, 2022.

There was no further discussion.

Motion to approve carried 5-0

9. Consideration, discussion and possible action on the First Amendment to the Development Agreement (Holley/Smith – KB Home).

The city staff recommended that the City Council approve the First Amendment to the Development Agreement (Holley/Smith – KB Home).

City Attorney Rivera discussed the proposed agreement.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to approve the First Amendment to the Development Agreement (Holley/Smith – KB Home).

The discussion was held regarding clarification of the cap amount.

There was no further discussion.

Motion to approve carried 5-0

10. Consideration, discussion, and possible action on a construction contract for the FY2021 Capital Metro Paving Improvements Project.

The city staff recommended that the City Council approve and award the Base Bid, Alternate Bid A and Alternate Bid B for the FY2021 Capital Metro Paving Improvements Project to Forsythe Brothers Infrastructure, LLC in the amount of \$888,149.75

City Engineer Gray discussed the proposed construction contract.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Moreno, to approve and award the Base Bid, Alternate Bid A and Alternate Bid B for the FY 2021 Capital Metro Paving Improvements Project to Forsythe Brothers Infrastructure, LLC in the amount of \$888,149.75

Interim City Manager Dunlop clarified locations of the paving improvements.

The discussion was held regarding the timeline of completion for the project.

There was no further discussion.

Motion to approve carried 5-0

11. Consideration, discussion, and possible action to award a Professional Services Contract for a Space Needs Assessment and Facilities Master Plan to PGAL, Inc.

The city staff recommended that the City Council approve and award a Professional Services Contract for a Space Needs Assessment and Facilities Master Plan to PGAL, Inc.

Robert Battaile, 502 E. Eggleston Street, Unit A, Manor, Texas, submitted a speaker card in support of this item. He requested for the addition of parks amenities to be added to the Space Needs Assessment.

Interim City Manager Dunlop clarified the purpose of the Space Needs Assessment and Facilities Master Plan.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace, to approve and award a Professional Services Contract for a Space Needs Assessment and Facilities Master Plan to PGAL, Inc.

There was no further discussion.

Motion to approve carried 5-0

12. Consideration, discussion and possible action on approving and adopting the new City Council Vision Statement for the City of Manor.

The city staff recommended that the City Council approve and adopt the new vision statement for the City of Manor as follows: *The City of Manor is a diverse, sustainable community and regional leader with exceptional services, a high quality of life, and a safe environment for citizens and businesses to thrive.*

Robert Battaile, 502 E. Eggleston Street, Unit A, Manor, Texas, submitted a speaker card in opposition to this item. He expressed his disagreement with the proposed vision statement.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir, to approve and adopt the new vision statement for the City of Manor as follows:
The City of Manor is a diverse, sustainable community and regional leader with exceptional services, a high quality of life, and a safe environment for citizens and businesses to thrive.

There was no further discussion.

Motion to approve carried 5-0

Mayor Pro Tem Hill adjourned the regular session of the Manor City Council into Executive Session at 7:51 p.m. on Wednesday, April 6, 2022, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council 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 Interview Candidates for appointments to the Planning and Zoning Commission for Place No. 5 to fill an unexpired term; Sections 551.087, Texas Government Code to deliberate the Effluent Reuse Agreement with ShadowGlen Golf, L.P.; and Section 551.072, Texas Government Code to deliberate the value and conveyance of the City's interest in real property at 7:51 p.m. on Wednesday, April 6, 2022.

The Executive Session was adjourned at 8:51 p.m. on Wednesday, April 6, 2022

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during Closed Executive Session at 8:51 p.m. on Wednesday, April 6, 2022.

Mayor Pro Tem Hill opened the floor for action to be taken on the items discussed in the Executive Session.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to appoint Jennifer Wissmann to the Planning and Zoning Commission for Place No. 5 to fill an unexpired term.

There was no further discussion.

Motion to approve carried 5-0

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to direct staff as discussed in Executive Session for Sections 551.087, Texas Government Code to deliberate the Effluent Reuse Agreement with ShadowGlen Golf, L.P.; and Section 551.072, Texas Government Code to deliberate the value and conveyance of the City's interest in real property.

There was no further discussion.

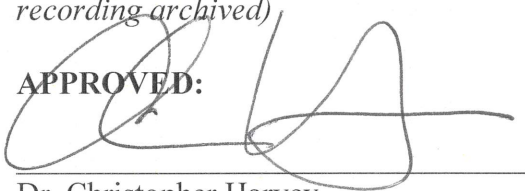
Motion to approve carried 5-0

ADJOURNMENT

The Regular Session of the Manor City Council Adjourned at 8:51 p.m. on Wednesday, April 6, 2022.

These minutes approved by the Manor City Council on the 20th day of April 2022. *(Audio recording archived)*

APPROVED:



Dr. Christopher Harvey
Mayor

ATTEST:


Luvia T. Almaraz, TRMC
City Secretary

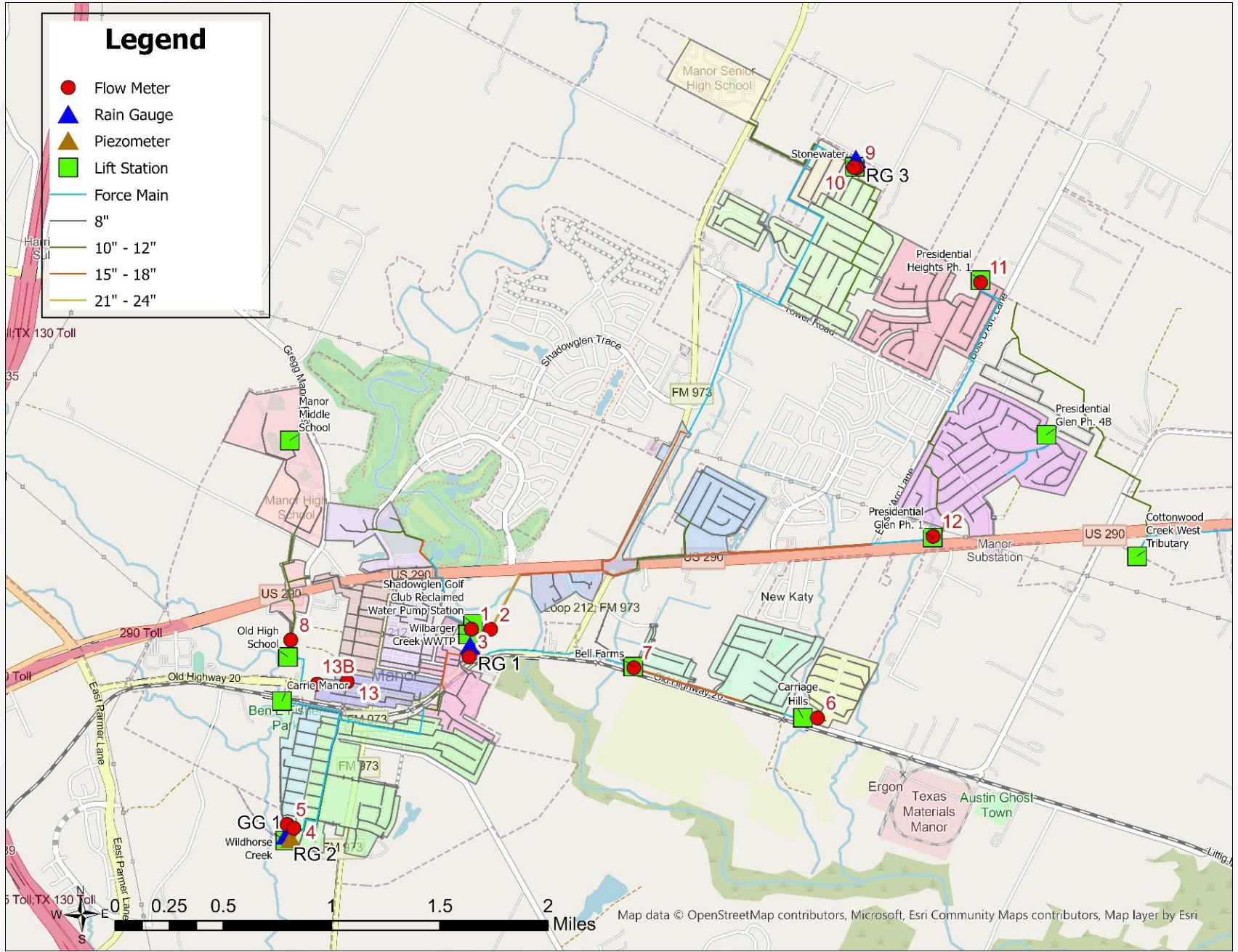
Fall 2021 Flow and Rainfall Monitoring Project

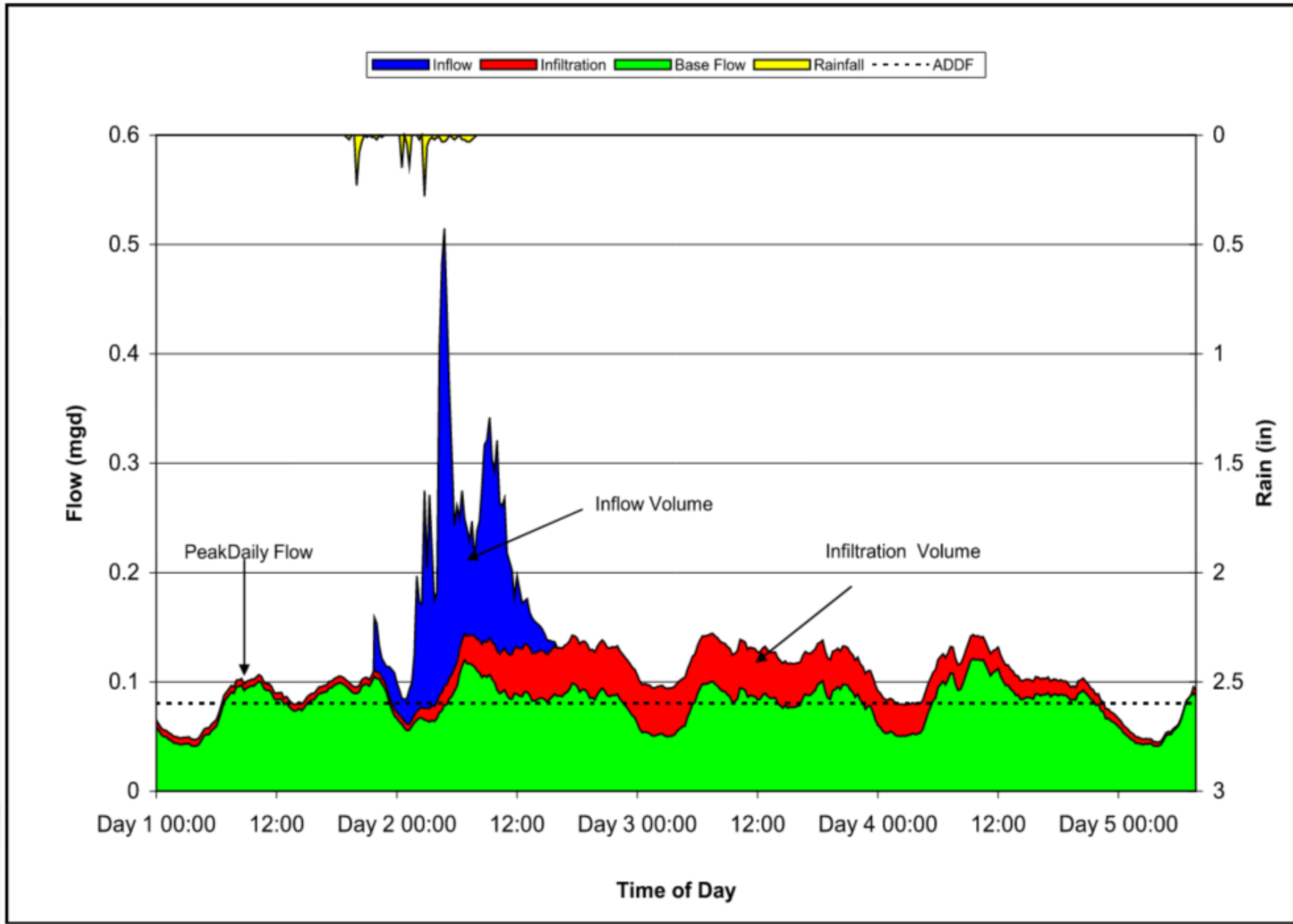
Project Purpose:

- Perform I&I analysis of sewer basins with flow meters
- Provide Recommendations for future study and rehab projects

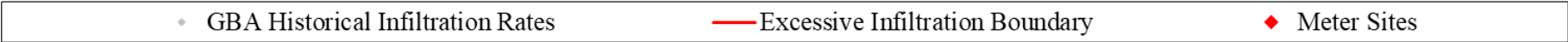
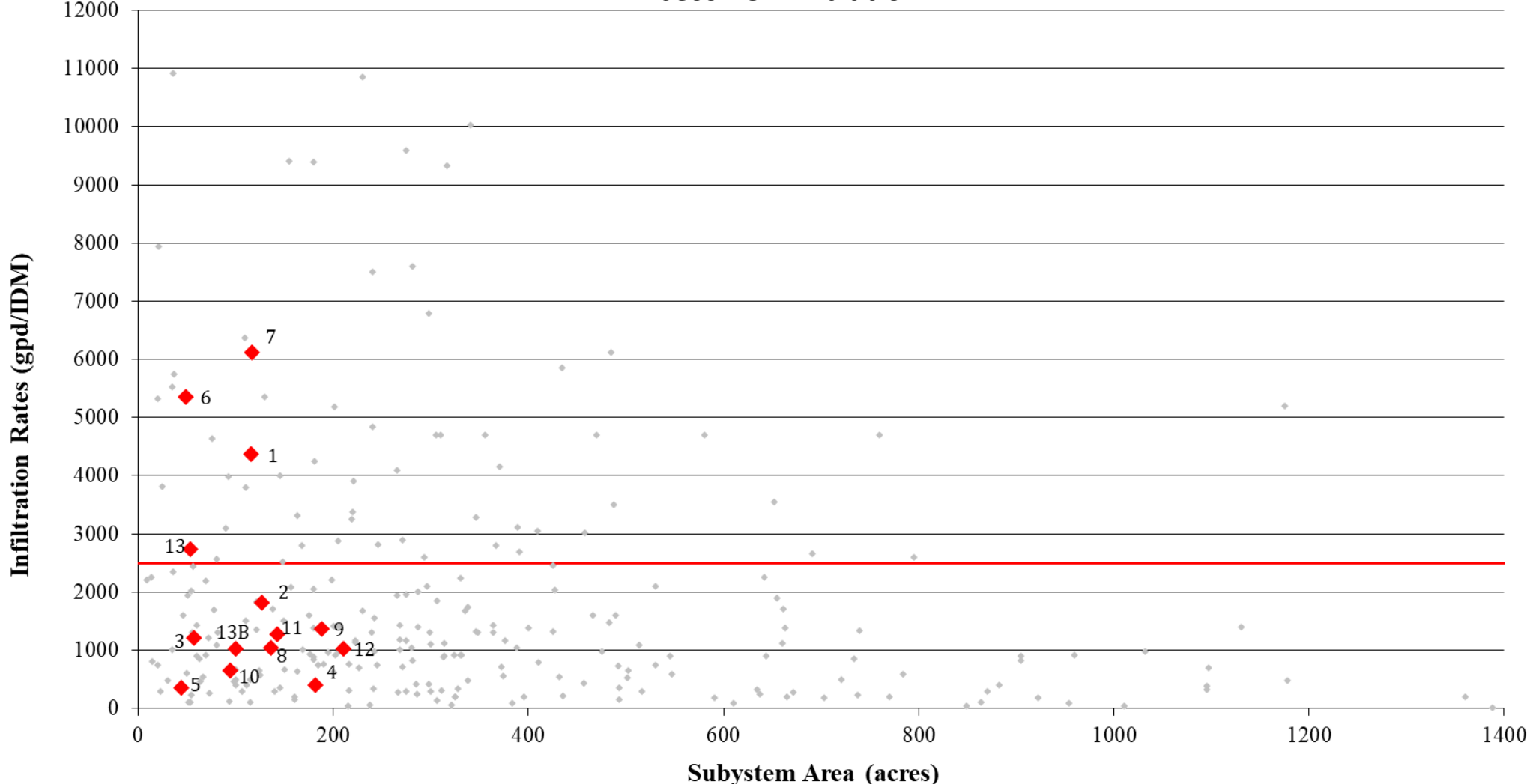
GBA



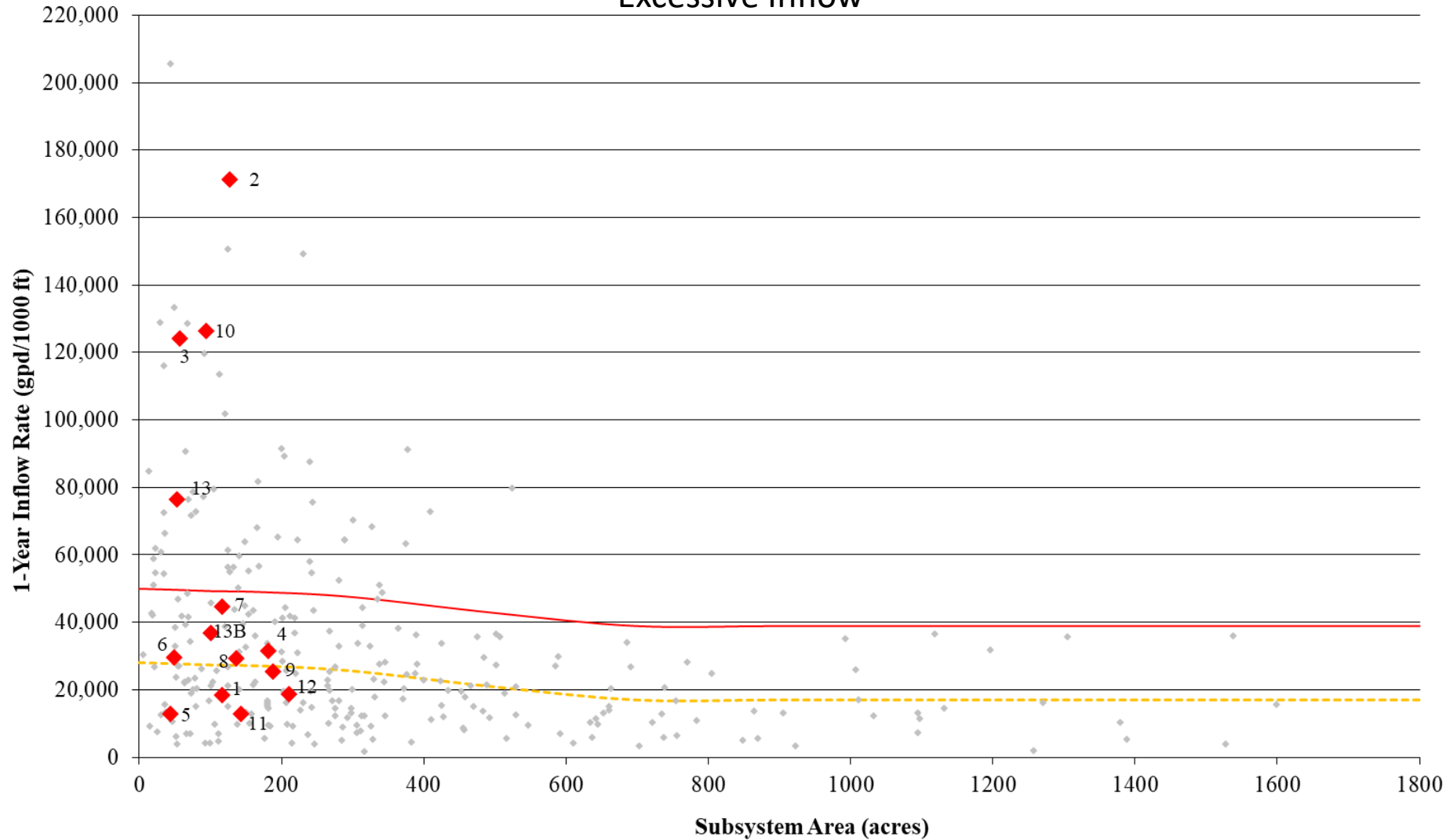




Excessive Infiltration

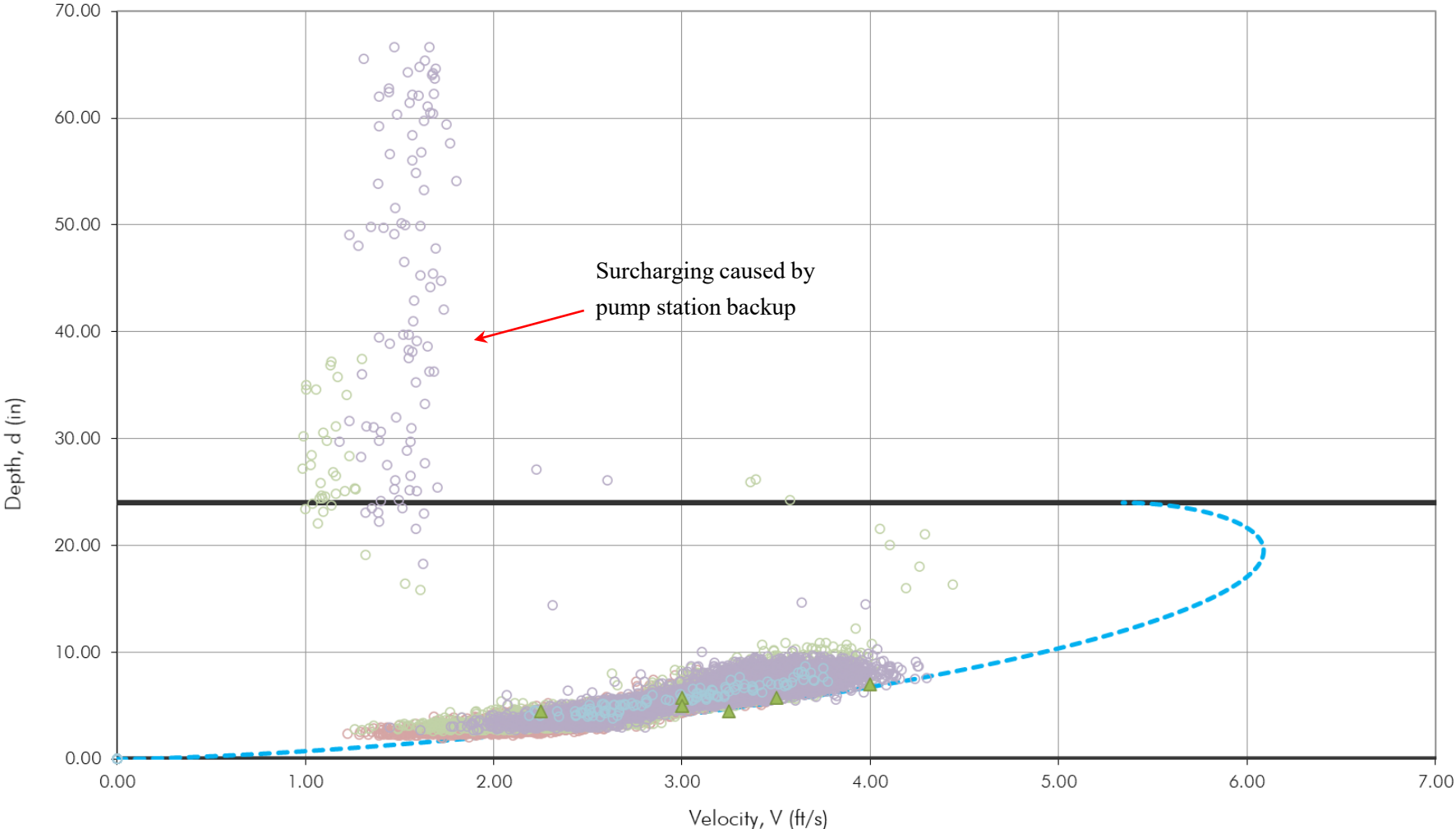


Excessive Inflow

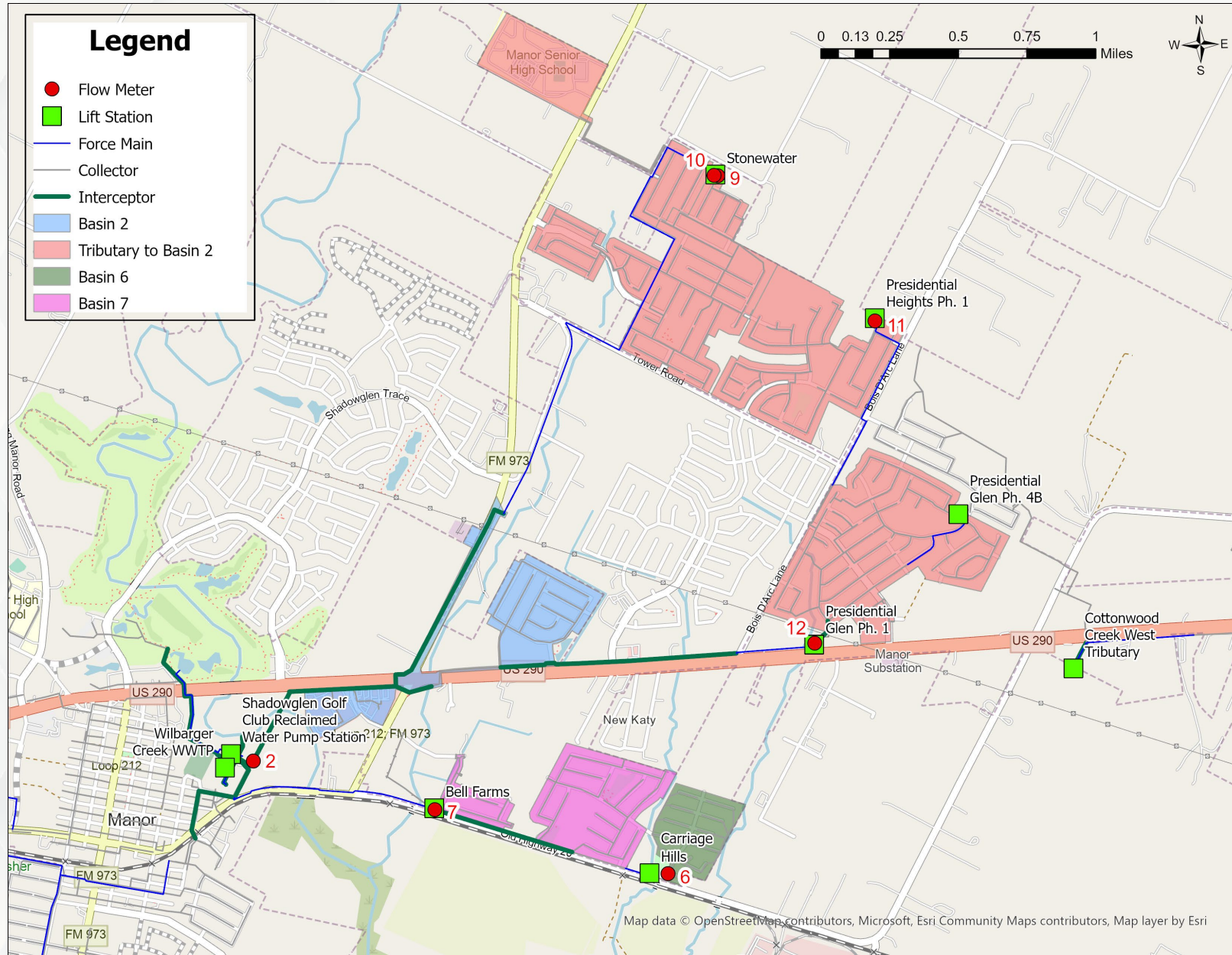


• GBA Historical Inflow Rates — Very High Inflow Rate Boundary - - - High Inflow Rate Boundary ♦ Meter Sites

SITE 1 SCATTERGRAPH (MH N10-002) 24"



Recommended Study Area



Recommended Study Estimated Costs

Description	Estimated Cost
Basin 2 Flow Monitoring Isolation	
Flow Monitoring Isolation (4 sites x 60 days)	\$40,000
Piezometers (4 site x 60 days)	\$1,500
Sub Total	\$41,500
Basin 6 & 7 I&I Source Investigations	
Smoke Testing (30,281 LF)	\$30,000
Manhole Inspections (105 Manholes)	\$10,000
CCTV of sanitary sewer pipes (30,281 LF)	\$115,000
Dye Testing (20 sources)	\$4,500
Sub Total	\$159,500
2022 Fall Flow Monitoring	
Flow Monitoring (Excessive I&I Basins) (9 sites x 90 days)	\$60,000
Sub Total	\$60,000
Capacity Planning	
Capacity Planning	\$15,000
Sub Total	\$15,000
Pump Station Review	
Pump Station Capacity, Maintenance, and Operation Review	\$15,000
Sub Total	\$15,000
Grand Total	\$291,000

I/I Investigations – Manhole Inspections



2013/04/16

I/I Investigations – Smoke Testing



I/I Investigations – Dye Test



I/I Removal Projects – Pipe Bursting



I/I Removal Projects – CIPP Installation



Creating
remarkable
solutions *Expanding the Possibilities.*