



**CITY COUNCIL  
REGULAR SESSION MINUTES  
NOVEMBER 15, 2017**

**PRESENT:**

Rita G. Jonse, Mayor

**COUNCIL MEMBERS:**

Gene Kruppa, Mayor Pro-Tem, Place 1  
Maria Amezcua, Place 2 (Absent)  
Anne R. Weir, Place 3  
Zindia Pierson, Place 4  
Rebecca Davies, Place 5  
Todd Shaner, Place 6

**CITY STAFF:**

Thomas Bolt, City Manager  
Lluvia Tijerina, City Secretary  
Scott Dunlop, Planning Coordinator  
Lydia Collins, Director of Finance  
Mike, Tuley, Public Works Director  
Ryan Phipps, Chief of Police  
Denver Collins, Captain  
Sarah Friberg, Court Clerk  
Pauline M. Gray, P.E., Staff Engineer  
Paige Saenz, City Attorney

**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 Rita G. Jonse at 7:00 p.m. on Wednesday, November 15, 2017, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PLEDGE OF ALLEGIANCE**

At the request of Mayor Jonse, Ryan Phipps, Chief of Police, led the Pledge of Allegiance.

## **PRESENTATION**

**1. Recognition of outgoing Presiding Municipal Judge William G. Gibson presented by Mayor Rita Jonse.**

Mayor Jonse read and presented a plaque of appreciation to outgoing Presiding Municipal Judge William G. Gibson.

**2. Recognition of outgoing Council Member Rebecca Davies presented by Mayor Rita Jonse.**

Mayor Jonse read and presented a plaque of appreciation to outgoing Council Member Rebecca Davies.

Mayor Jonse thanked Judge Gibson and Council Member Davies for all their years of service on behalf of the community.

## **PUBLIC COMMENTS**

No one appeared to speak at this time.

## **CONSENT AGENDA**

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

- November 1, 2017, Regular Meeting
- November 8, 2017, Called Special Session

**4. Consideration, discussion, and possible action on acceptance of the October 2017 Departmental Reports:**

- Development Services – Scott Dunlop
- Police – Chief Ryan Phipps
- Municipal Court – Sarah Friberg
- Public Works – Mike Tuley

The Discussion was held regarding traffic violations for the month of October. Chief Phipps explained the monthly report.

Council Member Kruppa thanked the Police Department for the t-shirts that were given to the children at National Night Out.

**5. Consideration, discussion, and possible action on the acceptance of the unaudited October 2017 Monthly Financial Report.**

Council Member Kruppa inquired about the overview of the funds on the monthly chart. Director of Finance Collins explained the percentage of each fund and how it reflects on the chart.

**6. Consideration, discussion, and possible action on the second and final reading of an ordinance granting a franchise to SiEnergy, L.P. to furnish and supply gas to the public within the City of Manor.**

Donald Dively, SiEnergy, 3 Lakeway Centre Ct., Suite 110, Austin, Texas, submitted a card in support of this item; however, he did not wish to speak but was available to address any questions posed by the City Council.

Ordinance No. 492: An ordinance granting to SiEnergy, L.P., a Texas limited partnership, a franchise to furnish and supply gas to the general public in the City of Manor, Travis county, Texas, for the transporting, delivery, sale, and distribution of gas in, out of, and through said municipality for all purposes; providing for the payment of a fee or charge for the use of the streets, alleys, and public ways; requiring compliance with all regulatory ordinances of the City; providing for other provisions related to the subject matter hereof; providing a savings clause; and providing an effective date.

**7. Consideration, discussion, and possible action to approve a resolution regarding a financing agreement between The City of Manor and Government Capital Corporation.**

Resolution No. 2017-21: A Resolution regarding a Financing Agreement for the purpose of procuring "Various Equipment and Vehicles".

**MOTION:** Upon a motion made by Council Member Pierson and seconded by Council Member Kruppa, the Council voted six (6) For and none (0) Against to approve and adopt all items on the consent agenda. The motion carried unanimously.

**REGULAR AGENDA**

**8. Consideration, discussion, and possible action on a first reading of an ordinance rezoning 3 lots, totaling 22.7 acres more or less, Lot 1 Block A KST/Voelker Tract Resub of Lot 2 Block A and Abstract 315 Survey 63 Gates G, locally known as 14215 Suncrest Road, from Interim Agricultural (A) district zoning to Light Industrial (IN-1) district zoning.**

The City staff's recommendation was that the City Council approve the first reading of an ordinance rezoning Lot 1 Block A KST/Voelker Tract Resub of Lot 2 Block A and Abstract 315 Survey 63 Gates G.

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the City Council.

City Manager Bolt explained the rezoning ordinance and stated the P&Z Commission had approved it and was recommending approval by City Council.

**MOTION:** Upon a motion made by Council Member Davies and seconded by Council Member Pierson, the Council voted six (6) For and none (0) Against to accept the first reading of an ordinance rezoning 3 lots, totaling 22.7 acres more or less, Lot 1 Block A KST/Voelker Tract Resub of Lot 2 Block A and Abstract 315 Survey 63 Gates G, locally known as 14215 Suncrest Road, from Interim Agricultural (A) district zoning to Light Industrial (IN-1) district zoning. The motion carried unanimously.

**9. Consideration, discussion, and possible on an ordinance to amend Manor Code of Ordinances, Chapter 3, Article 3.11 Outdoor Lighting.**

The City staff's recommendation was that the City Council approve an Ordinance to amend Manor Code of Ordinances, Chapter 3, Article 3.11 Outdoor Lighting.

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the City Council.

City Manager Bolt explained the amendment to the Outdoor Lighting Ordinance.

**MOTION:** Upon a motion made by Council Member Davies and seconded by Council Member Weir, the Council voted six (6) For and none (0) Against to approve Ordinance No. 493: An Ordinance of The City of Manor, Texas Amending Manor Code of Ordinances Chapter 3 Building Regulations Article 3.11 Outdoor Lighting Standards to Adding an Effective Date, Revising Definitions, and Adding Exhibit A. The motion carried.

**10. Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances Chapter 6 to add article 6.04 Water Quality Protection regulating the city's storm water system, drainage, and outfalls.**

The City staff's recommendation was that the City Council approve an ordinance amending Manor Code of Ordinances Chapter 6 to add article 6.04 Water Quality Protection regulating the city's storm water system, drainage, and outfalls.

Pauline M. Gray, P.E., Staff Engineer, was available to address any questions posed by the City Council.

City Manager Bolt explained the Water Quality Protection Ordinance. The discussion was held regarding the inspections of the City's storm water system.

**MOTION:** Upon a motion made by Council Member Kruppa and seconded by Council Member Weir, the Council voted six (6) For and none (0) Against to approve Ordinance No. 494: An Ordinance of The City of Manor, Texas, Amending the Code of Ordinances of the City of Manor, Texas by Adding Article 6.04 to Chapter 6, Health and Sanitation, Regulating the Use of the Discharge of Waters and Waste Into the City's Storm Water System, Drainage Facilities and Outfalls; Prohibiting Certain Discharges; Providing for Suspension of Services; Providing a Penalty for Violations of the Ordinance; Providing a Savings Clause; and Providing an Effective Date. The motion carried unanimously.

**11. Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances Chapter 6 adding Article 6.05 Storm Water Facility Maintenance establishing requirements for post-construction storm water facility maintenance.**

The City staff's recommendation was that the City Council approve an ordinance amending Manor Code of Ordinances Chapter 6 adding Article 6.05 Storm Water Facility Maintenance establishing requirements for post-construction storm water facility maintenance.

Pauline M. Gray, P.E., Staff Engineer, was available to address any questions posed by the City Council.

City Manager Bolt explained the Storm Water Facility Maintenance Ordinance.

**MOTION:** Upon a motion made by Council Member Davies and seconded by Council Member Pierson, the Council voted six (6) For and none (0) Against to approve Ordinance No. 495: An Ordinance of the City of Manor, Texas, Amending the Code of Ordinances of the City of Manor, Texas by Adding Article 6.05 to Chapter 6, Health and Sanitation, Establishing Requirements for Post-Construction Storm Water Facility Maintenance and Obligations; Providing for Enforcement and a Penalty Clause; Providing a Savings Clause; and Providing an Effective Date. The motion carried unanimously.

**12. Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances Chapter 6 adding Article 6.06 Erosion and Sedimentation Control establishing erosion and sediment control requirements.**

The City staff's recommendation was that the City Council approve an ordinance amending Manor Code of Ordinances Chapter 6 adding Article 6.06 Erosion and Sedimentation Control establishing erosion and sediment control requirements.

Pauline M. Gray, P.E., Staff Engineer, was available to address any questions posed by the City Council.

City Manager Bolt explained the Erosion and Sedimentation Control Ordinance.

**MOTION:** Upon a motion made by Council Member Davies and seconded by Council Member Pierson, the Council voted six (6) For and none (0) Against to approve Ordinance No. 496: An Ordinance of The City of Manor, Texas, Amending the Code Of Ordinances of The City of Manor, Texas by Adding Article 6.06 to Chapter 6, Health And Sanitation, Regulating Land Disturbing Activity; Establishing Erosion and Sediment Control Requirements; Providing for Definitions; Requiring an Erosion and Sediment Control Plan for Land Disturbing Activity; Providing for Design Requirements; Providing for Inspections; Providing for Enforcement; Providing a Penalty for Violations of the Ordinance; Providing a Savings Clause; and Providing an Effective Date. The motion carried unanimously.

**13. Consideration, discussion, and possible action on adopting the Revised Implementation Plan (I-Plan) for One Total Maximum Daily Load (TMDL) for Bacteria in Gilleland Creek.**

The City staff's recommendation was that the City Council adopt the proposed I-Plan for One Total Maximum Daily Load (TMDL) for Bacteria in Gilleland Creek.

Pauline M. Gray, P.E., Staff Engineer, was available to address any questions posed by the City Council.

City Manager Bolt explained the revised Implementation Plan (I-Plan).

**MOTION:** Upon a motion made by Council Member Davies and seconded by Council Member Pierson, the Council voted six (6) For and none (0) Against to adopt the proposed I-Plan for One Total Maximum Daily Load (TMDL) for Bacteria in Gilleland Creek. The motion carried unanimously.

**14. Consideration, discussion, and possible action on rejecting a non-responsive bid and awarding a construction contract for the 2016 Drainage Improvements Project.**

The City staff's recommendation was that the City Council vote to reject the bid by Beck-Reit & Sons, Ltd. and to award the construction contract for the project to Denbow Company, Inc. for all Base and Alternate Bid Work.

Pauline Gray, P.E., Staff Engineer, explained the rejection of the non-responsive bid and stated the correct forms for the bid were not submitted.

**MOTION:** Upon a motion made by Council Member Weir and seconded by Council Member Shaner, the Council voted five (5) For, one (1) Abstained and none (0) Against to reject the bid by Beck-Reit & Sons, Ltd. and to award the construction contract for the project to Denbow Company, Inc. for all Base and Alternate Bid Work. Council Member Davies abstained. The motion carried unanimously.

**15. Consideration, discussion, and possible action to accept the resignation of Deja Hill from Place No. 2 and Charles Russell Jr. from Place No. 4 on the Planning and Zoning Commission (P&Z); and Declare Vacancies on the P&Z Commission.**

The City staff's recommendation was that the City Council accept the resignation of Deja Hill from Place No. 2 and Charles Russell Jr. from Place No. 4 on the Planning and Zoning Commission (P&Z); and Declare Vacancies on the P&Z Commission.

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the City Council.

**MOTION:** Upon a motion made by Council Member Pierson and seconded by Council Member Weir, the Council voted six (6) For and none (0) Against to accept the resignation of Deja Hill from Place No. 2 and Charles Russell Jr. from Place No. 4 on the Planning and Zoning Commission (P&Z); and Declare Vacancies on the P&Z Commission. The motion carried unanimously.

**16. Consideration, discussion, and possible action on a development agreement with U-Pull-It Auto Parts.**

The City staff's recommendation was that the City Council approve the terms of a development agreement with U-Pull-It Auto Parts.

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the City Council.

Gary Johnson - Property Owner, 1708 Poco Bueno, Spicewood, Texas, spoke to City Council regarding U-Pull-It Auto Parts. He briefly discussed the operation of U-Pull-It Auto Parts and discussed the awards his company has received throughout the years on his other yard locations.

Ammad Saleem - Project Manager, 11619 FM 2244, Suite 160, Austin, Texas, conducted the attached PowerPoint Presentation regarding the overview of U-Pull-It Auto Parts.

Mr. Saleem discussed the recycling process for the facility in the yard. He explained the layout of the facility for the public.

The discussion was held regarding the rotation and recycling of the vehicles for the facility.

Mayor Jonse inquired about the fencing of the yard on the property. Mr. Saleem explained the fencing on the yard.

Council Member Shaner inquired about the compressing of the vehicles. Mr. Saleem stated the compressing is done onsite. Mr. Johnson explained the crushing process of the vehicles and stated the shredding of the vehicle is done offsite.

The discussion was held regarding the drainage process of each vehicle before they are crushed.

Council Member Shaner inquired about the eight (8) lots that were no longer in business. Mr. Johnson explained the sale of his lots and stated he currently operates only two (2) yards and leases out the property for the other eight (8).

Travis Robinson - Civil Engineer, 161 Raintree Drive, Kyle, Texas spoke to City Council regarding the site plan of the facility.

There was no action taken.

(Council Member Davies left the Dais and Council Chambers at 7:33 p.m.)

Mayor Jonse adjourned the regular session of the Manor City Council into Executive Session at 7:40 p.m. Wednesday, November 15, 2017, in accordance with the requirements of the Open Meetings Law.

## EXECUTIVE SESSION

The City Council convene into Executive Session pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding: *a) The City Charter; b) The development agreement with U-Pull-It Auto Parts*, at 7:40 p.m., on Wednesday, November 15, 2017, City Council Conference Room of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

The Executive Session was adjourned at 8:28 p.m. on Wednesday, November 15, 2017.

## OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code at 8:28 p.m. on Wednesday, November 15, 2017, in the Council Chambers of the Manor City Hall.

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

*a) The City Charter - There was no action taken.*

*b) The development agreement with U-Pull-It Auto Parts - Council Member Shaner inquired about the sales of the cars and regulations for U-Pull-It Auto Parts. Mr. Johnson stated the sales and requirements would be the same as a used car dealership.*

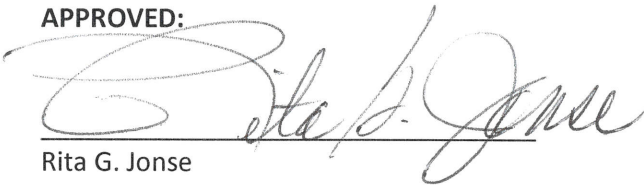
**MOTION:** Upon a motion made by Council Member Pierson and seconded by Council Member Kruppa, the Council voted five (5) For and none (0) Against to wait for the final agreement for U-Pull-It Auto Parts before considering approval. The motion carried unanimously.

#### ADJOURNMENT


**MOTION:** Upon a motion made by Council Member Kruppa and seconded by Council Member Weir, the Council voted five (5) For and none (0) Against to adjourn the regular session of the Manor City Council at 8:30 p.m. on Wednesday, November 15, 2017. The motion carried.

These minutes approved by the Manor City Council on the 29<sup>th</sup> day of November 2017.

**APPROVED:**

  
\_\_\_\_\_  
Rita G. Jonse  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
Lluvia Tijerina  
City Secretary



Gary Johnson

# What is UPI Auto Parts

- ▶ We are a family owned and operated vehicle recycling company
- ▶ 25 years of experience
- ▶ Operated 10 yards in total
- ▶ 2 yards currently in operation

## What do we do ?

- ▶ We buy end of life vehicles
- ▶ We help our customers get quality used parts
- ▶ We help the environment and economy



# Business model and our customers



- ▶ 4000 customers per month
- ▶ Diverse customer base
- ▶ 50% to 80% off used parts
- ▶ Buying recycled parts helps our customers save money while helping the environment

# Our recycling process



- ▶ Our yards are designed to keep our recycling areas non accessible to customer
- ▶ We follow all EPA regulations and safety standards
- ▶ We strive to provide a safe and clean environment for customers and employees
- ▶ All our cars and trucks are drained of all fluids before they are placed on the yard
- ▶ Average time on yard is 3 months per vehicle

# We buy end of life vehicles



- ▶ We buy and recycle upwards of 400 cars and trucks per month running or not
- ▶ We offer our customer free towing and hassle free transactions
- ▶ Helps keep the community clean of end of life vehicles

# Recycling Industry Overview



- ▶ 16<sup>th</sup> Largest industry in United States
- ▶ Contributing \$25 billion per year to the national GDP
- ▶ Automobiles are the most recycled consumer product in the world today
- ▶ Automotive recyclers spent approximately \$50 million on environmental compliance
- ▶ Every year, over 25 million tons of materials are recycled from end of life vehicles

# Environment and economic impact

- ▶ Over 12 million vehicles recycled every year
- ▶ 85 million barrels of oil saved in making new and replacement parts
- ▶ More than 14 million tons of recycled steel is derived from recycled vehicles
- ▶ Approximately 90 percent of aluminum of a vehicle is recovered and recycled
- ▶ Automotive recycling industry supplies around 37 percent of all ferrous metal to blast furnaces and smelters across the United States of America
- ▶ Automobile recycling industry in United States provides sufficient steel to produce roughly 9 million new vehicles



## **Rogers Nov 2013 – Present**

**Total Over all Taxes paid to Sept 2017**

**\$353,308.27**

**Wholesale Revenue to Sept 2017**

**\$4,228,626.80**

**Total Overall Revenue to Sept 2017**

**\$8,521,856.65**

## **Beaumont Oct 2014 to Present**

**Total Over all Taxes paid to Sept 2017**

**\$246,679.19**

**Wholesale Revenue to Sept 2017**

**\$3,180,720.71**

**Total Overall Revenue to Sept 2017**

**\$7,126,391.39**

# Projected benefits for the city of Manor

- ▶ Collection of property taxes
- ▶ Collection of sales taxes (Project annual gross income 2.5 million)
- ▶ Create 16 local jobs
- ▶ We purchase our inventory locally and from the surrounding areas
- ▶ Helps clean up the city of old end of life vehicles



Thank you