



Rita G. Jonse, Mayor
Gene Kruppa, Place 1
Maria Amezcua, Place 2
Anne Weir, Mayor Pro Tem, Place 3
Zindia Pierson, Place 4
Deja Hill, Place 5
Todd Shaner, Place 6

CITY COUNCIL REGULAR MEETING AGENDA

Wednesday, October 3, 2018

7:00 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PLEDGE OF ALLEGIANCE

PRESENTATION

Presentation on the Lagos TIA Mitigation, presented by Danny Burnett, Development Coordinator, Dwyer Realty Companies.

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

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 September 19, 2018, Regular Meeting. Lluvia Tijerina, City Secretary
2. Consideration, discussion, and possible action on the second and final reading of a Preliminary Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas. Scott Dunlop, Planning Coordinator
Applicant: Kimley-Horn Associates. **Owner:** Dwyer Realty Companies

3. Consideration, discussion, and possible action on the second and final reading of an ordinance rezoning Abstract 315, Survey 63 Gates G Acres 2.935, 0.50 and 3.0 and Lot 2 Block A KST/Voelker Tract Resub of Lot 2 Block A, locally known as 14401 N FM 973, 14233 Suncrest Road, 14225 Suncrest Road, and 14211 Suncrest Road, from Interim Agricultural (A) to Light Industrial (IN-1).
Applicant: Stan Voelker. **Owner:** Stan Voelker
Scott Dunlop,
Planning Coordinator
4. Consideration and possible action on a Deposit and Reimbursement Agreement for Proposed Public Improvement District and Tax Increment Reinvestment Zone (Manor Heights).
Thomas Bolt,
City Manager

PUBLIC HEARINGS

5. Public Hearing: Consideration, discussion and possible action on the first reading of an ordinance rezoning Lot 6, Block 43 Town of Manor, locally known as 209 North Lexington Street, from Single Family (R-1) to Light Commercial (C-1). **Applicant:** Marcos Chavez. **Owner:** Marcos Chavez.
Scott Dunlop,
Planning Coordinator
6. Public Hearing: Consideration, discussion, and possible action on the first reading of an ordinance for a Final Planned Unit Development request for Manor Heights being 477 acres, more or less, of land including Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell Survey No. 52, Abstract 154, and Lemuel Kimbro Survey No. 64, Abstract No. 456, located near US Hwy 290 E and Old Kimbro Road and locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Texas. **Applicant:** Kimley-Horn Associates. **Owner:** Sky Village Kimbro Estates LLC.
Scott Dunlop,
Planning Coordinator
7. Public Hearing: Consideration, discussion, and possible action on a proposal to increase total water/wastewater revenues from residential and commercial customers of the City of Manor, Texas.
Thomas Bolt,
City Manager
8. Public Hearing: Consideration, discussion, and possible action on the creation of a Public Improvement District- Manor Heights.
Thomas Bolt,
City Manager

EXECUTIVE SESSION

The City Council will now convene into executive session pursuant to Section 551.017 and Section 551.087, Texas Government Code and Section 1.05 Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding traffic control regulations and to deliberate an offer of financial or economic development incentive.

OPEN SESSION

The City Council will now reconvene into Open Session to take action as determined appropriate in the City Council's discretion regarding traffic controls and an offer of financial or other economic development incentive.

REGULAR AGENDA

9. A) Consideration, discussion, and possible action on a Resolution creating a Public Improvement District – Manor Heights. Thomas Bolt, City Manager
- B) Consideration, discussion, and possible action on an Agreement Regarding the Dissolution of the Manor Heights Public Improvement District.
10. Consideration, discussion, and possible action on a development agreement regarding Manor Heights. Thomas Bolt, City Manager
11. Consideration, discussion and possible action on the Lagos TIA Mitigation. Thomas Bolt, City Manager
12. Consideration, discussion, and possible action of an ordinance to increase the rate of deposits to the Texas Municipal Retirement System by the employees of the City of Manor. Tracey Vasquez, HR Coordinator
13. Consideration, discussion, and possible action on the second and final reading of an ordinance annexing 24.00 acres of land, more or less, adjacent and contiguous to the city limits and being located in the James Manor Survey No. 39, Abstract No. 528, James Manor Survey No. 40, Abstract No. 566, and Calvin Barker Survey No. 38, Abstract No. 58, City of Manor, Travis County, Texas. Scott Dunlop, Planning Coordinator
14. Consideration, discussion, and possible action on the second and final reading of an ordinance for a Final Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas. **Applicant:** Kimley-Horn Associates. **Owner:** Dwyer Realty Companies Scott Dunlop, Planning Coordinator
15. Consideration, discussion, and possible action on an amendment to the Manor Commons Amended and Restated Project and Incentive Agreement. Thomas Bolt, City Manager
16. Consideration, discussion, and possible action on Change Order No. 2 for the 2017 Paving Improvement Project. Frank Phelan, P.E. City Engineer
17. Consideration, discussion, and possible action in awarding a Finance Agreement for the purchase of Police vehicles and equipment; and Authorization for the City Manager to execute the agreement. Lydia M. Collins, Director of Finance
18. Consideration, discussion, and possible action on the Manor Lions Club H.O.T. Funds application of reimbursement of actual expenses meeting the State of Texas Hotel Tax Law Requirements Section 351.101. Thomas Bolt, City Manager
19. Consideration, discussion, and possible action on canceling the November 21, 2018, City Council, regular meeting and scheduling a Special Called Meeting. Thomas Bolt, 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).

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 28, 2018, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/Lluvia Tijerina, 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 ltijerina@cityofmanor.org