



Rita G. Jonse, Mayor  
Gene Kruppa, Place 1  
Maria Amezcua, Place 2  
Anne Weir, Mayor Pro Tem, Place 3  
Larry Wallace Jr., Place 4  
Deja Hill, Place 5  
Valerie Dye, Place 6

**CITY COUNCIL REGULAR MEETING  
AGENDA**

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Wednesday, December 5, 2018

7:00 p.m.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS**

Recognitions of outgoing Council Member Zindia Pierson; and Council Member Todd Shaner presented by Mayor Rita G. Jonse.

**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**

**WORKSHOP SESSION**

Presentation and discussion on a Preliminary Project and Finance Plan for Tax Increment Reinvestment Zone Number One, City of Manor, Texas.

**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:
  - November 14, 2018, Called Special Session
  - November 20, 2018, Called Special Session
2. Consideration, discussion, and possible action on an ordinance declaring the results of the City Council General Election.
3. Second and Final Reading: Consideration, discussion, and possible action on an ordinance of a rezoning request for 4.382 acres of land out of the A.C. Caldwell Survey, Number 52, locally known as 14101 US Hwy 290 E, from Interim Agricultural (A) to Medium Commercial (C-2). **Applicant**: Hans Lorange, Real People Homes, Inc. **Owner**: Hans Lorange.
4. Consideration, discussion, and possible action to accept the resignation of Dr. Larry Wallace Jr. from Place No. 4 on the Planning and Zoning Commission (P&Z); and Declare a vacancy on the P&Z Commission.

Lluvia Tijerina,  
City Secretary

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City Secretary

Scott Dunlop,  
Asst. Dev. Services  
Director

Scott Dunlop,  
Asst. Dev. Services  
Director

## PUBLIC HEARING

5. Conduct a public hearing regarding the creation of a Tax Increment Reinvestment Zone Number One, City of Manor, Texas.

Thomas Bolt,  
City Manager

## REGULAR AGENDA

6. Consideration, discussion, and possible action on an ordinance for the creation of the Tax Increment Reinvestment Zone Number One, City of Manor, Texas; Describing the boundaries of the Zone; Creating a Board of Directors for the Zone and appointing members of the Board.
7. Consideration, discussion, and possible action on authorizing an order recorded in the minutes designating Frontier Bank to serve as depository for the City's restricted fund accounts and designating Independent Bank to serve as depository for the City's general fund accounts; and authorizing the City Manager to execute depository service contracts in the form approved by the City Attorney.
8. Consideration, discussion and possible action on an ordinance authorizing and allowing an Updated Service Credits for qualifying members of the Texas Municipal Retirement Systems (TMRS) of the City of Manor; and Increasing the rate of deposits to Texas Municipal Retirement Systems by the employees.
9. 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.

Thomas Bolt,  
City Manager

Thomas Bolt,  
City Manager

Tracey Vasquez,  
HR Coordinator

Scott Dunlop,  
Asst. Dev. Services  
Director

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| 10. Consideration, discussion and possible action on a request for disannexation of 2.0 acres, Abstract 154 Survey 52 Caldwell AC, locally known as 15201 Voelker Lane, Manor, TX 78653. <b>Applicant:</b> Terry L. Schultz. <b>Owner:</b> Terry L. Schultz. | Scott Dunlop,<br>Asst. Dev. Services<br>Director |
| 11. Consideration, discussion and possible action on a request for disannexation of 1.0 acres, Abstract 456 Survey 64 Kimbro L, locally known as 15108 Voelker Lane, Manor, TX 78653. <b>Applicant:</b> Lena Ging. <b>Owner:</b> Lena Ging                   | Scott Dunlop,<br>Asst. Dev. Services<br>Director |
| 12. 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,<br>City Manager                     |
| 13. Consideration, discussion, and possible action on the review of the City Council attendance from November 20, 2017 to November 20, 2018.   | Thomas Bolt,<br>City Manager                     |
| 14. Consideration, discussion, and possible action on the election of Mayor Pro Tem to serve a one -year term.   | Thomas Bolt,<br>City Manager                     |
| 15. Consideration, discussion, and possible action on the appointment of one (1) Council Member to fill a vacancy on the Public Improvement District Committee.  | Thomas Bolt,<br>City Manager                     |
| 16. Consideration, discussion, and possible action on the appointment of three (3) Budget Committee Council Members to serve a one -year term.   | Thomas Bolt,<br>City Manager                     |

### 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 551.074 Personnel Matters – Commission Interview Candidates for appointment to fill an unexpired vacancy on the City of Manor Planning and Zoning Commission.*

### 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).

**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, November 30, 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](mailto:ltijerina@cityofmanor.org)*