



**CITY COUNCIL
REGULAR SESSION MINUTES
APRIL 3, 2019**

PRESENT:

Rita G. Jonse, Mayor

COUNCIL MEMBERS:

Gene Kruppa, Place 1
Maria Amezcua, Mayor Pro Tem, Place 2
Anne R. Weir, Place 3
Dr. Larry Wallace Jr., Place 4
Deja Hill, Place 5 (Arrived at 7:06 p.m.)
Valerie Dye, Place 6

CITY STAFF:

Thomas Bolt, City Manager
Lluvia Tijerina, City Secretary
Scott Dunlop, Assistant Development Services Director
Frank Phelan, 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 Jonse at 7:00 p.m. on Wednesday, April 3, 2019, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PLEDGE OF ALLEGIANCE

At the request of Mayor Jonse, Council Member Dye, led the Pledge of Allegiance.

PUBLIC COMMENTS

Orleana Edwards, 11505 Marshall St., Manor, Texas, spoke before City Council regarding a Community Center for the City of Manor. Ms. Edwards stated that Manor did not have a youth Community Center and she would like to see a development for a center in the near future.

No one else appeared to speak at this time.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the City Council Minutes of the March 20, 2019, Regular Meeting.

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

Council Member Hill arrived at 7:06 p.m.

REGULAR AGENDA

2. A) Consideration, discussion, and possible action on a waiver request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 9.973 acres of land situated in the James Manor Survey No. 40, Abstract No. 546 to allow for a unit density of 25.15 per acre. Applicant: Kimley-Horn & Associates. Owner: W2 Real Estate Partners.

B) Consideration, discussion, and possible action on a payment of the established parkland dedication fee in lieu of land dedication for each dwelling unit.

The City staff's recommendation was that the City Council approve a waiver request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 9.973 acres of land situated in the James Manor Survey No. 40, Abstract No. 546 to allow for a unit density of 25 per acre and approve a payment of the established parkland dedication fee-in-lieu of land dedication for each dwelling unit.

Scott Dunlop, Assistant Development Services Director, was available to address any questions posed by the City Council.

City Manager Bolt discussed the waiver request regarding density of 25.15 per acre and establishing parkland dedication fee in lieu of land dedication for each dwelling unit.

The discussion was held regarding a one-time fee payment for Item B. City Manager Bolt stated the payment would be deposited to a fund for parkland and would only be used for park improvements.

At the request of Mayor Jonse, Warren Walters with W2 Real Estate Partners, Austin, Texas conducted the attached PowerPoint Presentation regarding The Emerald Apartment Development.

Mr. Walters introduced himself and Mike Braeuer with W2 Real Estate. He discussed the development apartment project on Gregg Manor Road and explained the process. Mr. Walters stated they would hold the investment for at least 10 years.

Mr. Walters discussed the following for the proposed luxury apartments.

- Interiors for Units
- Common Area Amenities
- Pool
- Beer Garden

Council Member Dr. Wallace Jr. stated that the developer had reached out to him regarding the waiver request and he had recommended for them to present an initiative visualization of the project to Council to better understand the development.

The discussion was held regarding the income based for the proposed apartments.

Mayor Jonse inquired about the main access to the apartments. The discussion was held regarding the access to the apartments from the north and south entries. City Manager Bolt stated the main entrance would be off the new Gregg Manor Road once it's completed.

The discussion was held regarding the density calculations for the property.

Council Member Dr. Wallace Jr. inquired if there would be any concerns regarding the payment of the parkland fee. Mr. Walters stated they were making a long-term commitment with this project and a contribution to the parkland was acceptable to them and not an issue.

City Manager Bolt explained the two (2) components for the open space and parkland fee.

The discussion was held regarding the annual contribution for taxes was estimated at \$650,000 per year.

Council Member Hill inquired about the type of population that was being considered for the development. Mr. Braeuer stated different groups of people would be interested in the property. He specified that the development appealed to younger residents age ranged from 23-34.

The discussion was held regarding the concept of the development.

Council Member Hill advised she would be abstaining from consideration. The appropriate Conflict of Interest Affidavit has been filled out and filed with the City Secretary.

MOTION: Upon a motion made by Council Member Dr. Wallace Jr. and seconded by Council Member Dye the Council voted five (5) For and one (1) Against to approve a waiver request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 9.973 acres of land situated in the James Manor Survey No. 40, Abstract No. 546 to allow for a unit density of 25 per acre and approve a payment of the established parkland dedication fee-in-lieu of land dedication for each dwelling unit. Council Member Kruppa voted against and Council Member Hill abstained. The motion carried.

3. Consideration, discussion, and possible action on the Main Street Manager position and pay scale.

The City staff's recommendation was that the City Council approve a Main Street Manager position to the current Pay Scale and remove the Community Development Manager Position.

City Manager Bolt discussed the Main Street Manager position for the city.

The discussion was held regarding the salary range for the position.

Council Member Dr. Wallace Jr. expressed his support for the new position.

MOTION: Upon a motion made by Council Member Dr. Wallace Jr. and seconded by Council Member Kruppa the Council voted seven (7) For and none (0) Against to approve a Main Street Manager position to the current Pay Scale and remove the Community Development Manager Position. The motion carried unanimously.

4. Consideration, discussion, and possible action on a waiver request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) to allow for reduction to the minimum number of parking spaces per each living unit to 1.8. Applicant: Kimley-Horn & Associates. Owner: W2 Real Estate Partners

The City staff's recommendation was that the City Council approve a waiver request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) to allow for reduction to the minimum number of parking spaces per each living unit to 1.8.

Scott Dunlop, Assistant Development Services Director, was available to address any questions posed by the City Council.

Warren Walters with W2 Real Estate Partners, Austin, Texas, spoke before City Council regarding the waiver request to allow for reduction to the minimum number of parking spaces per each living unit to 1.8.

The discussion was held regarding the green space for the development.

Council Member Dr. Wallace Jr. requested to discuss the PowerPoint Presentation from Item 2 regarding the parking ratio of the development.

Mr. Walters discussed the attached PowerPoint Presentation regarding several types of parking ratios.

The discussion was held regarding the open spaces available for visitors parking.

Council Member Dr. Wallace Jr. explained how the approval of the waiver for parking spaces influences the units that could be built and the amenities of the development.

Council Member Kruppa inquired about the parking ratio not being calculated correctly. Mr. Walters apologized and assured the correction would be made for 1.8008.

MOTION: Upon a motion made by Council Member Dr. Wallace Jr. and seconded by Council Member Dye the Council voted five (5) For and two (2) Against to approve a waiver request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) to allow for reduction to the minimum number of parking spaces per each living unit to 1.8008. Mayor Pro Tem Amezcua and Council Member Weir voted against. The motion carried.

5. Consideration, discussion and possible action to approve a construction contract for the Wilbarger Creek Wastewater Treatment and Collection System Improvements project.

The City staff's recommendation was that the City Council approve a construction contract for the Wilbarger Creek Wastewater Treatment and Collection System Improvements project with Excel Construction Services, LLC in the amount of \$16,722,300 for all Base Bid and Alternate Bid D work.

At the direction of City Manager Bolt, City Engineer Phelan discussed the construction and contract for the Wilbarger Creek Wastewater Treatment and Collection System Improvements Project.

City Engineer Phelan discussed the bid process and bid tabulation for the project.

The discussion was held regarding the control system for the water treatment plant.

Council Member Kruppa inquired about the type of pump control for the water treatment plant. City Engineer Phelan discussed the pump controls that would be used and how they would be monitored.

Council Member Dr. Wallace Jr. inquired about the life cycle for parts repairs and the ratio for manual vs mechanical maintenance and monitoring. City Engineer Phelan stated a detailed life cycle analysis had not been done. He also stated that the city did not have an established system regarding pm functions but as the city grew the functions would normally be contracted out.

Mayor Jonse inquired about the language on Jay Engineering's letter regarding the "final amounts dependent on the actual installed quantities." City Engineer Phelan discussed the amount of allowance available for the project and Change Orders that could occur for the unforeseen costs.

The discussion was held regarding the acres of the development and the temporary irrigation system for revegetation of all disturbed areas.

The discussion was held regarding the alternates for the project that would be bid separately.

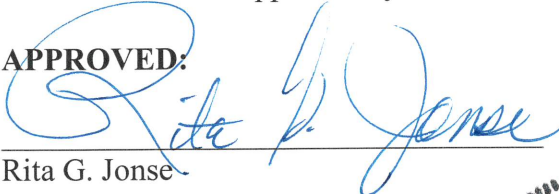
MOTION: Upon a motion made by Council Member Kruppa and seconded by Council Member Dye the Council voted seven (7) For and none (0) Against to approve a construction contract for the Wilbarger Creek Wastewater Treatment and Collection System Improvements project with Excel Construction Services, LLC in the amount of \$16,722,300 for all Base Bid and Alternate Bid D work. The motion carried unanimously.

ADJOURNMENT

The Regular Session of the Manor City Council Adjourned at 8:18 p.m. on Wednesday, April 3, 2019.

These minutes approved by the Manor City Council on the 17th day of April 2019.

APPROVED:



Rita G. Jonse

Mayor

ATTEST:



Lluvia Tijerina, TRMC
City Secretary



The Emerald @ Manor



The Emerald @ Manor

Why Luxury Garden Apartments instead of Standard Garden Style Apartment

Proposed Luxury Apartments	Standard Garden Apartments
Premium Clubhouse 6,500 sf Movie/Media Room Dedicated & enclosed video game arcade Pool Table/Shuffleboard 24-hr Amazon package lockers Dedicated and supported Business Center	Standard Clubhouse 3,200 sf Oversized lobby TVs Game room with dart boards and ping pong Couches/Gathering area Standard office hour package pickup/drop off Public computer access and printing supplies
Premium Apartment Unit Features 9' Ceiling height Granite Countertops Stainless Steel Appliances Ground floor fenced yards Designer fixtures (faucets, hardware, etc.) Smart Home Technology	Standard Apartment Unit Features 8' Ceiling height Durable Formica countertops White or Black Appliances Standard porch pad Value fixtures Cable/Phone/Digital Thermostat
Premium Building Exterior Window & masonry ratio exceeds code	Standard Building Exterior Exteriors meet city standards
Premium Common Area Amenities Resort Style Pool Fitness Center w advanced exercise equipment, free-weights & premium finish Dog Park/Wash Beer Garden/Fire Pit/Backyard Games Gas Grills and outdoor cooking features	Standard Common Area Amenities Oversized Pool exceeding safety standards Fitness area with exercise bikes, balls, treadmills, and extra workout machines Gated entry/exit to sidewalks and outdoor trails Volleyball court and/or manicured greenspace Charcoal fire grills and picnic tables

The Emerald @ Manor

More People, not more parking

Density and Parking Reduction Request Data		#'s
1 Bedroom Apartments		178
2 Bedroom Apartments		68
Total Apartment Units (w/ waiver requested increased density)		246
Parking Waiver Request		
Current Code: Min Req'd Parking per Unit		2.0
Total Req'd Parking Spaces per code		492
Waiver request to reduce Min Parking Per Unit 10% from 2.0 to 1.8 (Parks per Unit. See Appendix for examples.)		1.80
Total <i>Proposed</i> Parking Spaces		443
US Avg. Motor Vehicles per Apartment Unit *		1.2
Parking spaces needed based on US Avg.		295
Parking space reduction requested		49
Expected apartment vacancy rate based on similar apartment locations (See appendix)		10%
Anticipated vacant apartments		24
Anticipated vacant parking spaces		48
Potential Visitor (extra) parking spaces with waiver approval		148
Additional Benefits of Parking Waiver		
Population Increase		
Additional Apartment Households Created via the request		18
Assumed Tenants per Apartment (See source table in appendix)		2.0
Anticipated population increase from waiver approval		36
Economic and Small Business Benefit		
City of Manor Median Household Income**		\$59,855
Increased Household Income to Manor		\$1,077,390
Additional Retail Sales (of \$9,645.00 per capita in 2012*)		\$347,220
Excess Greenspace Vs Excess Concrete/Impervious cover		
City code parking requirement results in less greenspace and 49 extra parking spaces (350sf per space & drives)		17,150 SF (Add'l Concrete)
Waiver approval results in concrete for additional (18) apartments/households (850 sf apt, 3 stories tall)		5,100 SF (Add'l Concrete)
(Additional) greenspace with 18 additional apartments and 49 less parking spaces		12,050 SF (Less Concrete)

* NMHC 2017 American Community Survey

**According to US Census Bureau

The Emerald @ Manor

Proposed project: 246 Luxury Apartments at 25 units/ac, parking ratio of 1.81, with 444 parking spaces, two upgraded amenity areas, and premium finishes throughout.



Appendix:

1. Characteristics of Apartment Households*
2. Expected Vacancy chart
3. What does a Parking Ratio of 1.8 or 2.0 look like? (Aerial Imagery)
4. Amenity and Interior images

*US Census Bureau and American Community Survey (2017)

The Emerald @ Manor

Characteristics of Apartment Households and All U.S. Households in 2017

	All Apartments	New Apartments (Built 1990-2017)	Total Households (Renters & Owners)
Total Households	18,837,547	6,589,776	120,062,767
Age of Householder			
Median Age	42	37	52
Mean Age	46	44	52
Household Type			
Single Male	22%	21%	13%
Single Female	26%	26%	15%
Married Couple Only	11%	12%	28%
Married Couple with Children	9%	9%	20%
Single Parent	13%	12%	11%
Other Households	18%	18%	13%
Household Members			
1 Member	49%	47%	28%
2 Members	28%	30%	34%
3+ Members	24%	23%	38%
Mean Number*	2	2	2
Children (under age 18)			
Mean Number	0.4	0.4	0.6
% Households with One or More	22%	22%	31%
Household Income of Market Rate Renters*			
Mean Income	\$46,089	\$53,493	\$73,374
Median Income	\$34,961	\$41,400	\$52,800
Motor Vehicles			
Mean Number per Household**	1	1.2	1.8
% Households without a Motor Vehicle***	26%	18%	9%

* Average # of people in an apartment is 2.

** Average # of cars in an apartment is 1.2 due to household type.

*** 18%+ of apartment households do not have a motor vehicle.

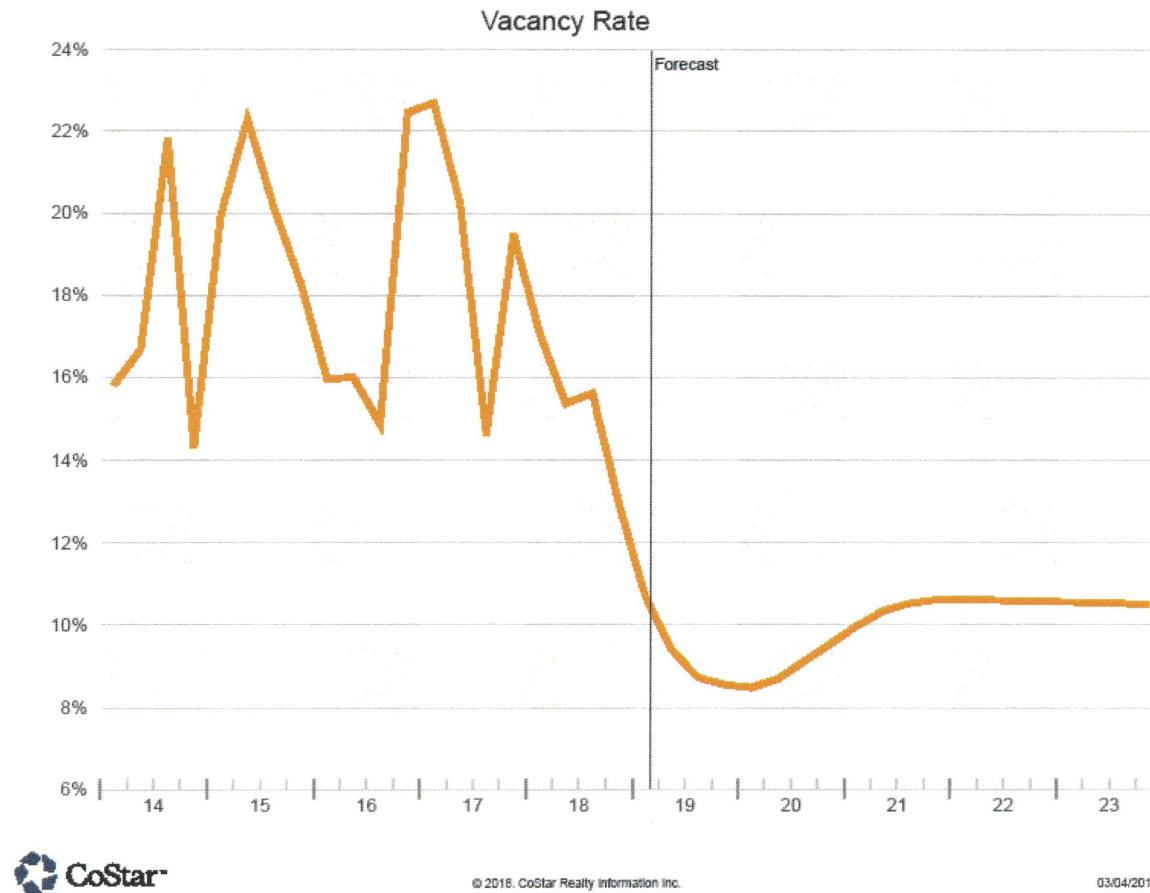
Source: NMHC tabulations of 2017 American Community Survey, 1-Year Estimates. Updated 10/2018

Notes: NMHC tabulations of 2013 American Housing Survey. Updated 10/2016

<https://www.nmhc.org/research-insight/quick-facts-figures/quick-facts-resident-demographics/>

The Emerald @ Manor

36 Comparable* Apartment Locations



Average vacancy rate over the last five years = **18.5%**
 Projected vacancy rate over the next five years = **10.5%**

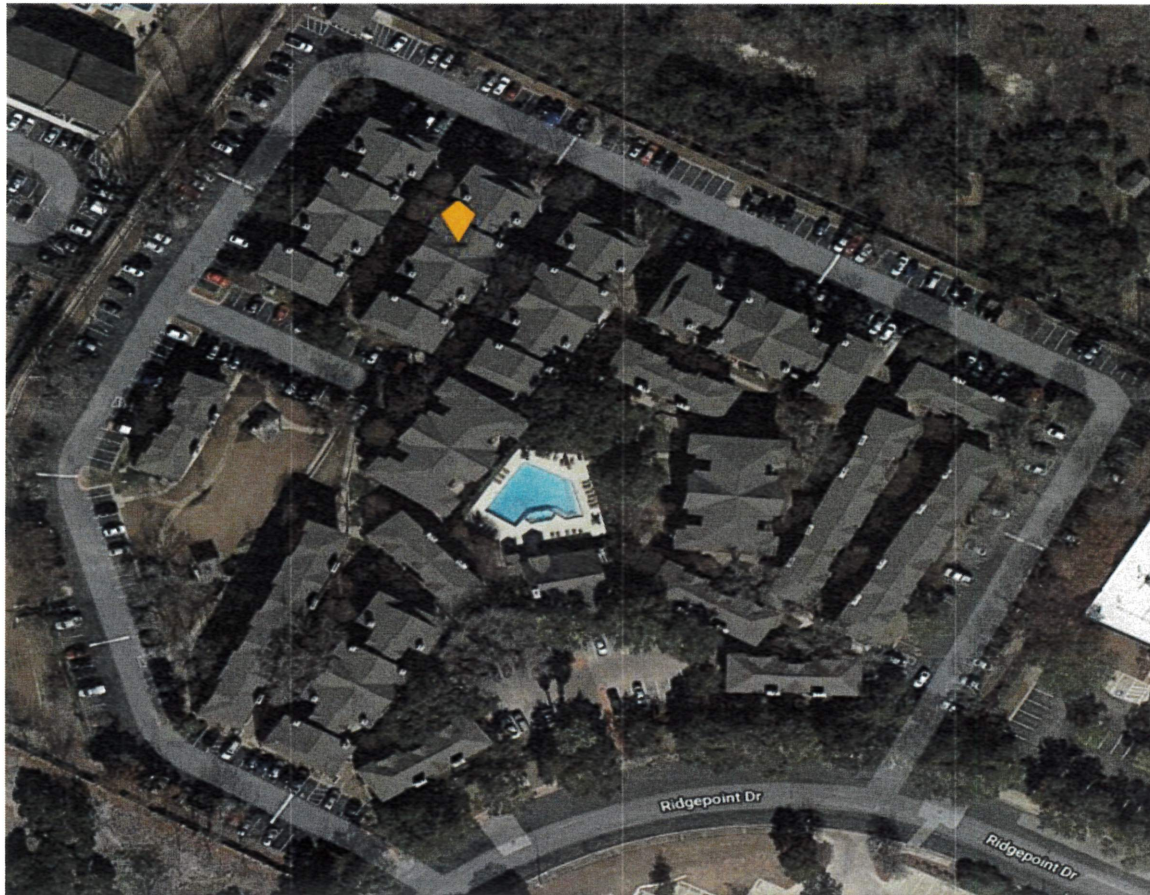
*Apartments.com uses online tenant behavioral analytics to chose comparable properties. Their comparable set shows a 11.9% vacancy rate for projects similar to The Emerald. We will use a 10% assumption based on this and other comparable sets found in the appendix.

PARKING RATIO OF 2.0



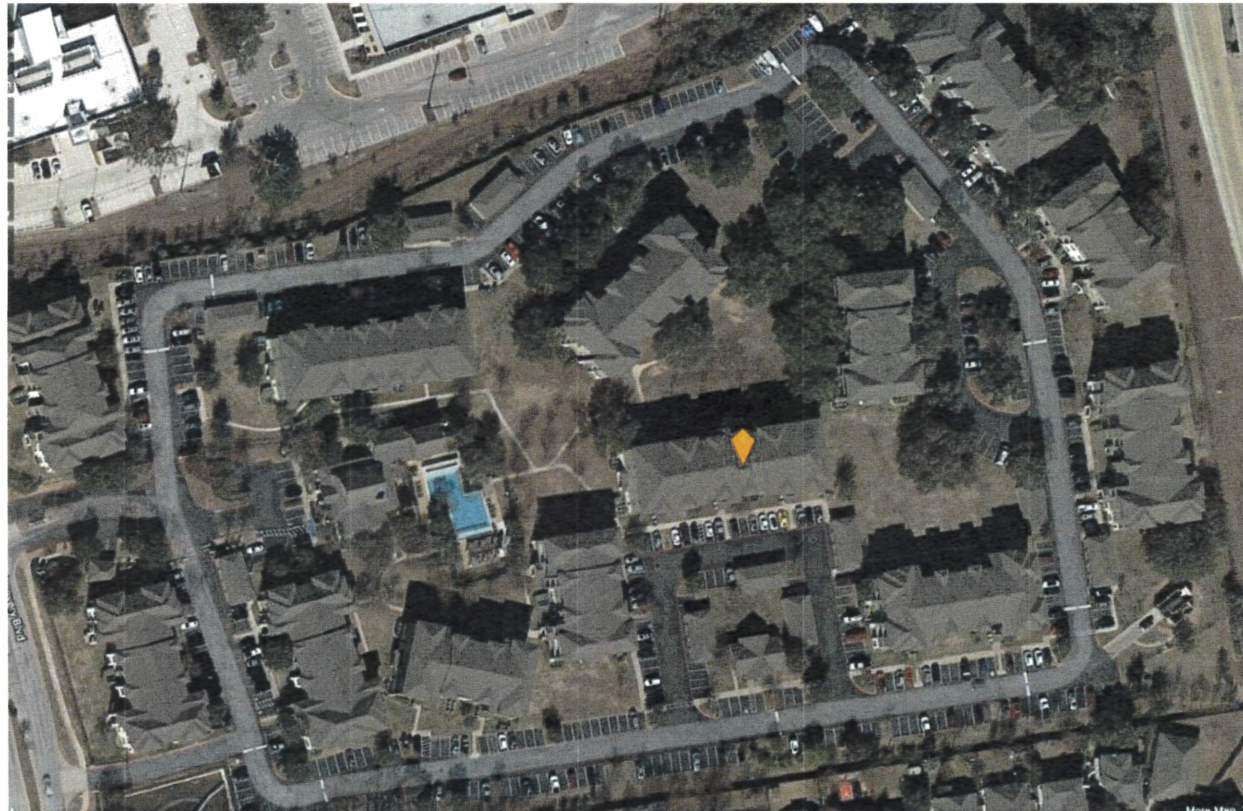
This apartment location has a Parking Ratio of 2.0 parking spaces per unit. This is what the Manor City parking code looks like now.

PARKING RATIO OF 1.46



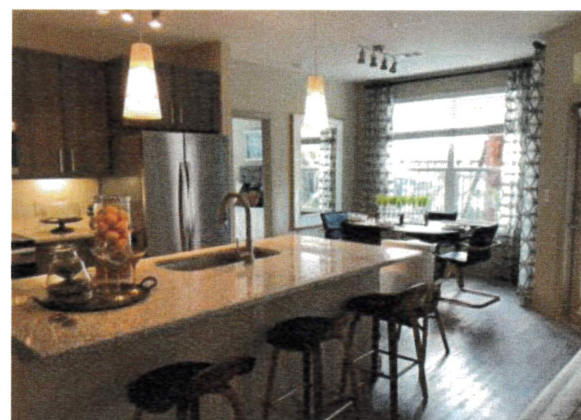
This is 228 units and 332 parking spaces. This is a 1.46 *Parking Ratio*. This is what you are protecting Manor residents from. Too crowded with too little parking.

PARKING RATIO OF 1.72



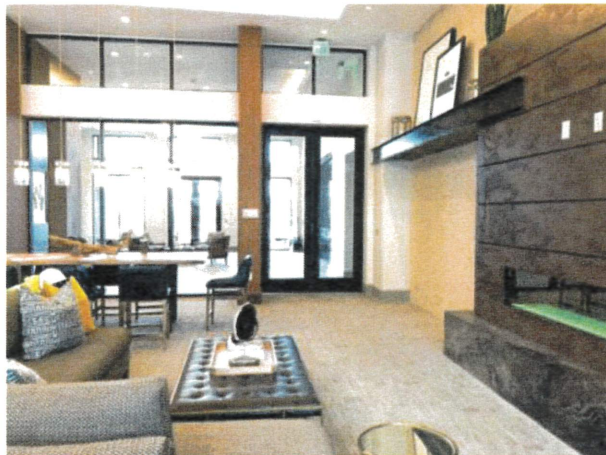
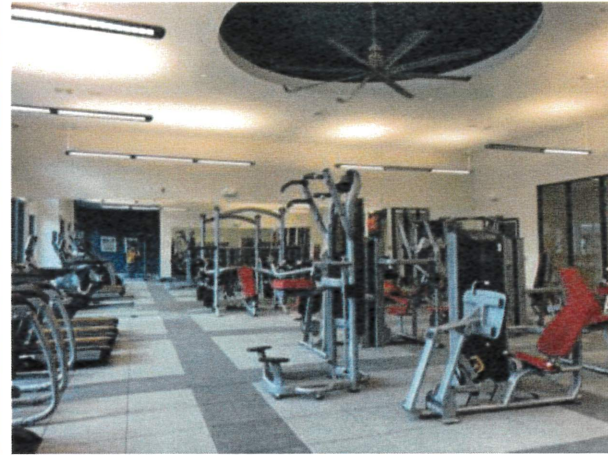
This project is parked at 1.72 with extra spaces however, it is inelegantly laid out with amenities too distant from residents.

PROPOSED INTERIORS



- 9' ceiling height
- Granite Countertops
- Stainless Steel Appliances
- Ground Floor fenced yards
- Designer fixtures and hardware
- Smart Home technology

PROPOSED COMMON AREA AMENITIES



- Premium Clubhouse
- Movie/Media room & Arcade
- Spacious Fitness Center
- Pool table/Shuffleboard
- 24hr Amazon Lockers
- Dedicated Business Center

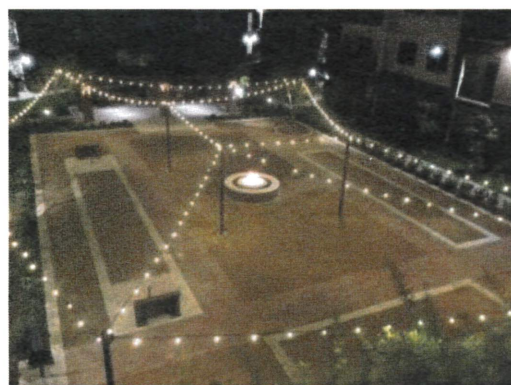
PROPOSED POOL



- Resort Style Pool
- Outdoor Kitchen

- Custom Feature Set
- Upgrades Shallows/Lounge Area

PROPOSED BEER GARDEN



- Fire Pit (on timer)
- Bocce/Cornhole/Horseshoe
- Hammock Garden

- Outdoor Speakers
- Propane Outdoor Kitchen/Grills
- Covered Outdoor Lounge Area

The Emerald @ Manor



Aerial image of a similar project from same design and construction team

The Emerald @ Manor



Date : 2019.02.14



PROJECT #: 18-072



CONCEPTUAL DESIGN - Mood Board

The Emerald @ Manor *Manor, Texas*

Steinberg
Dickey



Collaborative LLP



1 OF 2