



**CITY COUNCIL
REGULAR SESSION MINUTES
DECEMBER 4, 2019**

PRESENT:

Dr. Larry Wallace Jr., Mayor

COUNCIL MEMBERS:

Emily Hill, Place 1
Maria Amezcua, Place 2
Dr. Christopher Harvey, Place 3
Danny Scarbrough, Place 4
Deja Hill, Mayor Pro Tem, Place 5
Valerie Dye, Place 6

CITY STAFF:

Thomas Bolt, City Manager
Lluvia T. Almaraz, City Secretary
Scott Dunlop, Assistant Development Services Director
Pauline Gray, P.E., City Engineer
Veronica Rivera, City Attorney
Christina Lane, Finance Advisor

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 Dr. Larry Wallace Jr. at 7:00 p.m. on Wednesday, December 4, 2019, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PLEDGE OF ALLEGIANCE

At the request of Mayor Dr. Wallace Jr., Council Member Dye, led the Pledge of Allegiance.

PRESENTATIONS

Recognitions of outgoing Council Member Gil Burrell; and Council Member Anne Weir presented by Mayor Dr. Larry Wallace Jr.

Mayor Dr. Wallace Jr., presented the recognition awards to outgoing Council Member Gil Burrell; and Council Member Anne Weir. He thanked both for their services to the City of Manor.

Council Member Amezcua thanked both Council Members for their support and wisdom through the years.

Council Member Scarbrough thanked both Council Members for their services.

PUBLIC COMMENTS

LaShondra McVade, 546 Llano Street, Manor, Texas, spoke before City Council on behalf of her grandmother Cleora McVade. Ms. McVade expressed her family's concerns regarding the heavy traffic of trucks close to her grandmother's home. She stated they did not receive any notification regarding the new septic development. Ms. McVade requested city contact information to discuss matters.

Rachel Oswald, 11709 Amber Stream Lane, Manor, Texas, spoke before City Council regarding a city-funded library. Ms. Oswald introduced herself and stated, she volunteered at the Travis County Community Library located in Manor. She expressed her concerns regarding the lack of a public library in Manor. She discussed the benefits of a public library in the community. Ms. Oswald suggested a bond election for funding a city library as other surrounding cities have done.

Derrick Sorres, 546 Llano Street, Manor, Texas, spoke before City Council on behalf of his grandmother Cleora McVade. Mr. Sorres expressed his concerns regarding the new wastewater development and construction by his grandmother's home. He stated the construction site was not being watered frequently and causing a lot of dirt in the air that affects his grandmother's home and vision.

No one else appeared to speak at this time.

CONSENT AGENDA

- 1. Consideration, discussion, and possible action to approve the City Council Minutes:**
 - **November 18, 2019, Called Special Session**
 - **November 20, 2019, Regular Meeting**

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Amezcua Council voted seven (7) For and none (0) Against to approve and adopt all items on the Consent Agenda. The motion carried unanimously.

Mayor Dr. Wallace Jr. amended the motion and stated that the Council Member's name for Place 5 on the Oath-of-Office section was incorrect for November 18, 2019, Called Special Session Minutes.

MOTION: Upon a motion made by Mayor Dr. Wallace Jr. and seconded by Council Member Amezcua Council voted seven (7) For and none (0) Against to amend the motion with the name correction of Council Member, Place 5, Deja Hill. The motion carried unanimously.

PUBLIC HEARINGS

2. Conduct a public hearing on a rezoning request for 0.56 acres of land out of the James Manor Survey No. 40, Abstract 546, locally known as 430 West Parsons Street, from Single Family (R-1) to Light Commercial (C-1).

Mayor Dr. Wallace Jr. opened the public hearing.

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

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

City Manager Bolt discussed the rezoning request for 430 W. Parsons Street from Single Family (R-1) to Light Commercial (C-1).

The discussion was held regarding the planned uses for the property.

The discussion was held regarding the future commercial development on W. Parsons Street.

The discussion was held regarding the future road expansion on W. Parsons Street.

Property Owner on W. Parson Street expressed her concerns regarding additional heavy traffic on W. Parsons Street with new business development.

MOTION: Upon a motion made by Mayor Pro Tem Deja Hill and seconded by Council Member Scarbrough Council voted seven (7) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

3. Conduct a public hearing regarding an amendment of the City's Wastewater Capital Improvement Plan to include the addition of improvement S-32.

Mayor Dr. Wallace Jr. opened the public hearing.

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

City Engineer Gray discussed the amendment of the City's Wastewater Capital Improvement Plan to include the addition of improvement S-32.

The discussion was held regarding the Impact Fee Program and the use of funding for the project.

The discussion was held regarding the capacity of the project and future development.

Mr. Sorres spoke to City Council regarding 546 Llano Street, Manor, Texas, and asked if the City would consider buying his grandmother's home. He expressed his concerns regarding the smell of the Septic Tank in the area. City Manager Bolt stated, unfortunately, the City could not buy the property.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Emily Hill the Council voted seven (7) For and none (0) Against to close the public hearing. The motion carried unanimously.

REGULAR AGENDA

4. **First Reading: Consideration, discussion, and possible action on an ordinance rezoning for 0.56 acres of land out of the James Manor Survey No. 40, Abstract 546, locally known as 430 West Parsons Street, from Single Family (R-1) to Light Commercial (C-1). Owner: Rene Maruri Avilez. Applicant: Rene Maruri Avilez**

The City staff recommended that the City Council postpone the first reading of an ordinance rezoning for 0.56 acres of land out of the James Manor Survey No. 40, Abstract 546, locally known as 430 West Parsons Street, from Single Family (R-1) to Light Commercial (C-1) to December 18, 2019, Regular Council Meeting.

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

Maricela Ponce, 430 W. Parsons Street, Manor, Texas, submitted a card in support of this item; however, she did not speak.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Emily Hill the Council voted seven (7) For and none (0) Against to postpone the first reading of an ordinance rezoning for 0.56 acres of land out of the James Manor Survey No. 40, Abstract 546, locally known as 430 West Parsons Street, from Single Family (R-1) to Light Commercial (C-1) to December 18, 2019, Regular Council Meeting. The motion carried unanimously.

5. **Consideration, discussion, and possible action on a resolution approving the Tax Increment Reinvestment Zone Number One (TIRZ) Agreement regarding financing and reimbursement.**

The City staff recommended that the City Council approve Resolution No. 2019-18 approving the Tax Increment Reinvestment Zone Number One (TIRZ) Agreement regarding financing and reimbursement.

MOTION: Upon a motion made by Council Member Dye and seconded by Council Member Scarbrough the Council voted seven (7) For and none (0) Against to approve Resolution No. 2019-18 approving the Tax Increment Reinvestment Zone Number One (TIRZ) Agreement regarding financing and reimbursement. The motion carried unanimously.

6. Consideration, discussion and possible action on a resolution approving and authorizing the distribution of a preliminary limited offering memorandum for City of Manor, Texas Special Assessment Revenue Bonds, Series 2019 (Lagos Public Improvement District Major Improvement Area Project).

The City staff's recommendation was that the City Council approve Resolution No. 2019-19 approving and authorizing the distribution of a preliminary limited offering memorandum for City of Manor, Texas Special Assessment Revenue Bonds, Series 2019 (Lagos Public Improvement District Major Improvement Area Project) subject to any non-material revisions or scrivener's errors.

City Manager Bolt discussed the Lagos Public Improvement District Major Improvement Area Project.

Jon Snyder with P3 Works introduced himself and discussed the Preliminary Offering Memorandum for the City of Manor.

The discussion was held regarding the missing amounts on the Preliminary Offering Memorandum.

The discussion was held regarding the administrative corrections regarding the Mayor and Mayor Pro Tem.

The discussion was held regarding the Overlapping Taxes and Debt.

The discussion was held regarding the Additional Interest Reserve Account of the Reserve Fund.

The discussion was held regarding the Overlapping Jurisdictions Tax Rates.

The discussion was held regarding the Service and Assessment Plan for Phase 1.

Pete Dwyer with Dwyer Realty discussed the schedule of Development for Commercial, Retails, and Residential.

The discussion was held regarding the Assessment Rates for the PID.

The discussion was held regarding the master plan for Parks and Trails in the PID Development and surrounding areas.

The discussion was held regarding Office Market vs Retail Market.

The discussion was held regarding the Suburban Market for the City of Manor.

The discussion was held regarding Lexington and Blake Manor difference in neighborhoods.

The discussion was held regarding the PID Policy requirements for development.

The discussion was held regarding the appraisal of property within the District.

Mayor Pro Tem Deja Hill clarified this item was only to approve the Preliminary Limited offering Memorandum.

Robert Rivera with FMS Bonds spoke to City Council regarding the bond process.

The discussion was held regarding the amount of the bond.

Gregory Miller with Bickerstaff Heath Delgado Acosta, LLP explained the process for the marketing document.

Christina Lane, Financial Advisory clarified that the Developer was responsible for the payment of the Bond and not the City.

MOTION: Upon a motion made by Council Member Dye and seconded by Council Member Amezcua the Council voted seven (7) For and none (0) Against to approve Resolution No. 2019-19 approving and authorizing the distribution of a preliminary limited offering memorandum for City of Manor, Texas Special Assessment Revenue Bonds, Series 2019 (Lagos Public Improvement District Major Improvement Area Project) subject to any non-material revisions or scrivener's errors. The motion carried unanimously.

7. Consideration, discussion, and possible action on a License Agreement between the City of Manor and Greenbury Village Homeowners Association, Inc., for the construction, improvement, installation, and maintenance of cameras and monitoring equipment located at the Greenbury Village Subdivision. Applicant: Anthony Butler, HOA President

City Manager Bolt discussed the License Agreement between the City of Manor and Greenbury Village Homeowners Association, Inc.

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

Anthony Butler with Greenbury HOA spoke before City Council in support of this item.

Mr. Butler discussed the placement of the cameras for Greenbury Subdivision.

The discussion was held regarding the access of videos for the Manor Police Department.

The discussion was held regarding the number of cameras needed for the subdivision.

The discussion was held regarding other security measures that residents currently use.

Council Member Dr. Harvey requested a crime report for Greenbury Subdivision.

The discussion was held regarding the commencement and termination of the Lease Agreement.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Emily Hill the Council voted seven (7) For and none (0) Against to approve a License Agreement between the City of Manor and Greenbury Village Homeowners Association, Inc., for the construction, improvement, installation, and maintenance of cameras and monitoring equipment located at the Greenbury Village Subdivision. The motion carried unanimously.

8. Consideration, discussion, and possible action on approving the amended Wastewater Capital Improvement Plan to include the addition of Project S-32.

The City staff recommended that the City Council approve the amended Wastewater Capital Improvements Plan to include the addition of Project S-32.

City Engineer Gray discussed the amended Wastewater Capital Improvement Plan to include the addition of Project S-32.

The discussion was held regarding the Lift Station use.

The discussion was held regarding notifications to the residents that live near the development.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Amezcua the Council voted seven (7) For and none (0) Against to approve the amended Wastewater Capital Improvements Plan to include the addition of Project S-32. The motion carried unanimously.

9. Consideration, discussion, and possible action on an ordinance amending the Impact Fee Ordinance.

The City staff recommended that the City Council approve Ordinance No. 562 amending Ordinance No. 482; amending Chapter 10, Subdivision Regulations, Article 10.03, Impact Fees, Code of Ordinances of Manor; Adopting a Capital Improvements Plan; Establishing a Community Impact Fee Based upon Living Unit Equivalent.

City Engineer Gray discussed the Impact Fees.

The discussion was held regarding the current capacity of the current development.

Ordinance No. 562: An Ordinance of The City of Manor, Texas Amending Ordinance No. 482; Amending Chapter 10, Subdivision Regulation, Article 10.03, Impact Fees, Code of Ordinances of Manor; Adopting A Capital Improvements Plan; Establishing a Community Impact Fee Based Upon Living Unit Equivalents; Providing Severability, Open Meeting and Effective Date Provisions; and Providing For Related Matters.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Dye the Council voted seven (7) For and none (0) Against to approve Ordinance No. 562 amending Ordinance No. 482; amending Chapter 10, Subdivision Regulations, Article 10.03, Impact Fees, Code of Ordinances of Manor; Adopting a Capital Improvements Plan; Establishing a Community Impact Fee Based upon Living Unit Equivalent. The motion carried unanimously.

ADJOURNMENT

The Regular Session of the Manor City Council Adjourned at 8:59 p.m. on Wednesday, December 4, 2019.

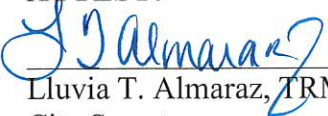
These minutes approved by the Manor City Council on the 18th day of December 2019.

APPROVED:



Dr. Larry Wallace Jr.
Mayor

ATTEST:



Luvia T. Almaraz, TRMC
City Secretary

