



RITA G. JONSE, MAYOR
GENE KRUPPA, MAYOR PRO-TEM, PLACE 1
MARIA AMEZCUA, PLACE 2
ANNE WEIR, PLACE 3
ZINDIA PIERSON, PLACE 4
DEJA HILL, PLACE 5
TODD SHANER, PLACE 6

**CITY COUNCIL
CALLED SPECIAL SESSION
AGENDA**

WEDNESDAY, NOVEMBER 29, 2017

7:00 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Council. To address the City Council, please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. NO ACTION MAY BE TAKEN BY THE CITY COUNCIL DURING PUBLIC COMMENTS.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the City Council Minutes:
 - November 15, 2017, Regular Meeting
 - November 20, 2017, Called Special Session

Lluvia Tijerina,
City Secretary

REGULAR AGENDA

2. Consideration, discussion, and possible action on the first reading of an ordinance annexing land located in Travis County, Texas that is adjacent and contiguous territory to the City and approving a service plan for the annexed area.

Scott Dunlop,
Planning Coordinator

ADJOURNMENT

In addition to any executive session already listed above, the City Council for the City of Manor 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 for the following purposes:

§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
§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: Wednesday, November 22, 2017, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Lluvia Tijerina
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.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 29, 2017

PREPARED BY: Lluvia Tijerina, City Secretary

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the City Council Minutes of the November 15, 2017, Regular Meeting; and the November 20, 2017, Called Special Session.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

November 15, 2017, Regular Meeting Minutes

November 20, 2017, Called Special Session Minutes

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the City Council Minutes for the November 15, 2017, Regular Meeting; and the November 20, 2017, Called Special Session.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



**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 29th 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



- ▶ 16th 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



**CITY COUNCIL
CALLED SPECIAL SESSION MINUTES
NOVEMBER 20, 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 (Absent)
Deja Hill, Place 5
Todd Shaner, Place 6

CITY STAFF:

Thomas Bolt, City Manager
Lluvia Tijerina, City Secretary
Scott Dunlop, Planning Coordinator

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the special session of the Manor City Council was called to order by Mayor Rita G. Jonse at 7:00 p.m. on Monday, November 20, 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, Thomas Bolt, City Manager, led the Pledge of Allegiance.

PUBLIC COMMENTS

No one appeared to speak at this time.

REGULAR AGENDA

- 1. Consideration, discussion and possible action of items relating to the November 7, 2017, City of Manor General Election:**

- **Canvass of the Election Returns for the City Council General Election**

The City Council canvassed the following results of the City of Manor General Election held on November 7, 2017:

Mayor Jonse read the following results:

TOTAL REGISTERED VOTERS – 4,118
TOTAL BALLOTS CAST - 215

<u>PLACE</u>	<u>TOTAL VOTES CAST</u>
MAYOR	
Rita G. Jonse	170
COUNCIL MEMBER, PLACE 1	
Gene Kruppa	166
COUNCIL MEMBER, PLACE 3	
Anne Weir	167
COUNCIL MEMBER, PLACE 5	
Deja Hill	131
Shannon C. Mugrage	60

- **Consideration of an Ordinance declaring the results of the City Council Election**

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Shaner, the Council voted four (4) For and none (0) Against to approve and adopt Ordinance No. 497: An Ordinance of the City Council of the City Of Manor, Texas, Canvassing the Election Returns and Declaring the Results of the General Election of the City of Manor held on Tuesday, November 7, 2017, for the City of Manor's Mayor; Council Member Place No. 1; Council Member Place No. 3; and Council Member Place No. 5; and Declaring the Effective Date of this Ordinance. The motion carried unanimously.

- **Presentation of Certificate of Election by Mayor Jonse and Oath-of-Office to Re- Elected Mayor, Rita G. Jonse; Council Member, Place 1 – Gene Kruppa; Council Member, Place 3 – Anne R. Weir; and Newly Elected Council Member, Place 5 – Deja Hill by Municipal Judge Mathison.**

Mayor Jonse presented the Certificate of Election to Re-Elected Council Member, Place 1 - Gene Kruppa; Council Member, Place 3 – Anne R. Weir; and Newly Elected Council Member, Place 5 – Deja Hill. Council Member Kruppa presented the Certificate of Election to Re-Elected Mayor Jonse. Following the presentation, Municipal Judge Mathison conducted the oath of office to Re-Elected Mayor Jonse; Council Member, Place 1 – Gene Kruppa; Council Member, Place 3 – Anne R. Weir; and newly elected Council Member, Place 5, Deja Hill.

(Council Member Hill took her seat at the Dias)

2. 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 development agreement with U-Pull-It Auto Parts.

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

Ammad Saleem – Project Manager, 11619 FM 2244, Suite 160, Austin, Texas, along with Travis Robinson – Civil Engineer, 161 Raintree Dr. Kyle, Texas, both submitted a card in support of this item; however, they did not wish to speak but both were available to address any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Kruppa, the Council voted five (5) For and none (0) Against to approve and authorize City Manager Bolt to execute the development agreement with U-Pull-It Auto Parts. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Council Member Kruppa and seconded by Council Member Hill, the Council voted five (5) For and none (0) Against to adjourn the special session of the Manor City Council at 7:08 p.m. on Monday, November 20, 2017. The motion carried.

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

APPROVED:

Rita G. Jonse
Mayor

ATTEST:

Lluvia Tijerina
City Secretary



AGENDA ITEM NO. ²_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 29, 2017

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the first reading of an ordinance annexing land located in Travis County, Texas that is adjacent and contiguous territory to the City and approving a service plan for the annexed area.

BACKGROUND/SUMMARY:

This is the last round of annexations allowed under the previous state law. This ordinance will bring 311.75 acres into the city limits.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Ordinance 498

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve a first reading of an ordinance annexing land located in Travis County, Texas that is adjacent and contiguous territory to the City and approving a service plan for the annexed area.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

ORDINANCE NO. 498

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING LAND LOCATED IN TRAVIS COUNTY, TEXAS THAT IS ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY; APPROVING A SERVICE PLAN FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS; the City of Manor, Texas (“the City”) is home rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS; the property is adjacent to the present city limits and contiguous with the city limits;

WHEREAS; two separate public hearings were conducted prior to consideration of this Ordinance in accordance with § 43.063 of the *Tex. Loc. Gov’t. Code*;

WHEREAS; notice of the public hearing was published in a newspaper of general circulation in the City and the territory proposed to be annexed not more than twenty (20) nor less than (10) days prior to the public hearings;

WHEREAS; the City intends to provide services to the property to be annexed according to the Service Plan attached hereto as Exhibit “B”;

WHEREAS, the City, pursuant to §43.021, *Tex. Loc. Gov’t. Code*, and the City Charter, is authorized to annex the subject properties; and

WHEREAS, after review and consideration of the subject properties, the City Council finds that the subject properties are exempt from the City’s annexation plan pursuant to §43.052 (h)(1) of the *Tex. Loc. Gov’t. Code*;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Section 1. All of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied herein in their entirety.

Section 2. That the land described in Exhibit “A” (hereinafter referred to as the “Annexed Property”) is hereby annexed into the corporate limits of the City of Manor.

Section 3. That the Service Plan submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit “B”.

Section 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the Service Plan attached hereto as Exhibit “B”, and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

Section 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Manor.

Section 6. That the Annexed Property shall be temporarily zoned District “A” as provided in the City Zoning Ordinance, until permanent zoning is established therefore.

Section 7. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov’t. Code*.

Section 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passes was open to the public as required and that public notice of the time, place, and purpose of said meeting was given required by the Opens Meeting Act, *Chapt. 551, Tex. Gov’t Code*.

PASSED AND APPROVED on First Reading this the 29th day of November 2017

PASSED AND APPROVED on Second and Final Reading on the 30th day of November 2017

ATTEST:

THE CITY OF MANOR, TEXAS

Lluvia Tijerina, City Secretary

Rita Jonse, Mayor

EXHIBIT “A”

Property description:

Tract 1: Development Agreement

Tract 2: (+/- 5.22 Ac.)

Tract 3: (+/- 8.35 Ac.)

Tract 4: (+/- 8.17 Ac.)

Tract 5: (+/- 21.01 Ac.)

Tract 6: (+/- 10.06 Ac.)

Tract 7: Development Agreement

Tract 8: Development Agreement

Tract 9: (+/- 15.12 Ac.)

Tract 10: Development Agreement

Tract 11: (+/- 1.00 Ac.)

Tract 12: (+/- 10.08 Ac.)

Tract 13: (+/- 10.05 Ac.)

Tract 14: (+/- 10.67 Ac.)

Tract 15: (+/- 9.98 Ac.)

Tract 16: (+/- 10.05 Ac.)

Tract 17: (+/- 0.13 Ac.)

Tract 18: (+/- 7.60 Ac.)

Tract 19: (+/- 2.34 Ac.)

Tract 20: Development Agreement

Tract 21: Development Agreement

Tract 22: (+/- 79.56 Ac.)

Tract 23: (+/- 0.97 Ac.)

Tract 24: (+/- 2.75 Ac.)

Tract 25: (+/- 0.99 Ac.)

Tract 26: (+/- 22.79 Ac.)

Tract 27: Removed

Tract 28: (+/- 22.70 Ac.)

Tract 29: Development Agreement

Tract 30: Development Agreement

Tract 31: Development Agreement

Tract 32: (+/- 0.33 Ac.)

Tract 33: (+/- 0.60 Ac.)

Tract 34: (+/- 0.74 Ac.)

Tract 35: (+/- 0.95 Ac.)

Tract 36: (+/- 38.66 Ac.)

Tract 37: (+/- 0.29 Ac.)

Tract 38: (+/- 0.98 Ac.)

Tract 39: (+/- 10.06 Ac.)

Total: 311.75

D:\PROJECTS\100 - CITY OF MANOR\100-900-10 MISC\MAPS & EXHIBITS\2017\EXHIBITS\DWG\NOVEMBER\J-100-900-10_TRACTS-1-5-ANNEX-EXH_11-08-17.DWG

GERALDINE &
EDWARD WOLF

JOHNSON RD.

TR. 2
5.22 AC.

TURNING POINT FELLOWSHIP CHURCH
PID# 248049

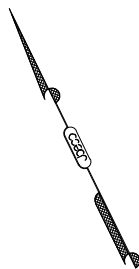
P.O.B.



HUE LAM BUDDHIST CENTER INC



GREGG LN.



SCALE : 1" = 200'



Jey Engineering Company, Inc.
P.O. Box 1220
Lander, Texas 79646-1220
Tel: (817) 258-3882 Fax: (817) 258-8018
Texas Registered Engineering Firm F-4780

CITY OF MANOR

TRACT 2

ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/09/17	VDI	100-900-10	1 Of 1

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GERALDINE &
EDWARD WOLF

JOHNSON RD

TURNING POINT
FELLOWSHIP CHURCH

TR. 3
8.35 AC.

HUE LAM BUDDHIST
CENTER INC
PID# 248050



P.O.B. ROBERT JOE BURATTI

CONTINENTAL HOMES
OF TEXAS LP

GREGG LN.



SCALE: 1" = 300'



Jey Engineering Company, Inc.
P.O. Box 1220
Lander, Texas 79646-1220
Tel: (817) 258-3882 Fax: (817) 258-8016
Texas Registered Engineering Firm F-4780

CITY OF MANOR

TRACT 3

ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/09/17	VDI	100-900-10	1 Of 1

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GERALDINE &
EDWARD WOLF

JOHNSON RD.

JOHNSON RD.

HUE LAM BUDDHIST CENTER INC

TR. 4
8.17 AC.

ROBERT JOE
BURATTI
PID# 248041

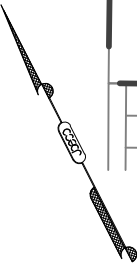
CONTINENTAL HOMES
OF TEXAS LP



P.O.B.

GREGG LN.

WILSON MARY REVOCABLE TRUST



SCALE: 1" = 300'



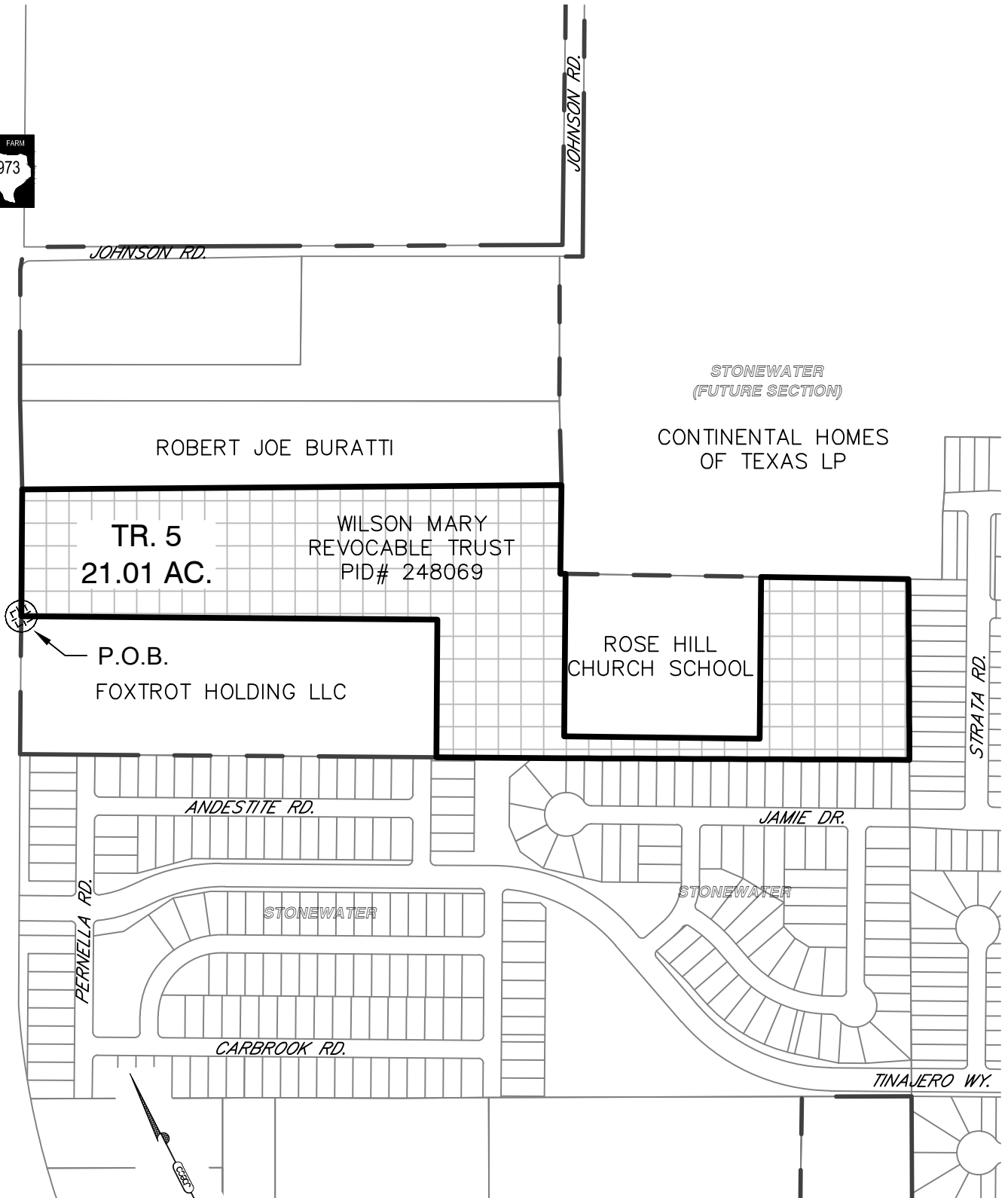
Jey Engineering Company, Inc.
P.O. Box 1220
Lander, Texas 79646-1220
Tel: (817) 258-3882 Fax: (817) 258-8016
Texas Registered Engineering Firm F-4780

CITY OF MANOR

TRACT 4

ENGINEER	DATE	DRAWN BY.	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/09/17	VDI	100-900-10	1 Of 1

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SCALE: 1" = 400'



Jey Engineering Company, Inc.
P.O. Box 1220
Lander, Texas 79646-1220
Tel: (817) 258-3882 Fax: (817) 258-8018
Texas Registered Engineering Firm F-4780

CITY OF MANOR

TRACT 5

ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/09/17	VDI	100-900-10	1 Of 1



GREGG LN.

WILSON MARY REVOCABLE TRUST

TR. 6
10.06 AC.

FOXTROT HOLDING LLC
PID# 748105

P.O.B.



ANDESTITE RD.

TINAJERO WY.

STONEWATER

PERNELLA RD.

CARBROOK RD.

SCALE: 1" = 300'



Jey Engineering Company, Inc.
P.O. Box 1220
Lander, Texas 78646-1220
Tel: (512) 258-3857 Fax: (512) 258-8016
Texas Registered Engineering Firm F-4780

CITY OF MANOR

TRACT 6

ENGINEER	DATE	DRAWN BY.	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/09/17	VDI	100-900-10	1 Of 1

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PRESIDENTIAL HEIGHTS
(FUTURE SECTION)

WEST ELGIN
DEVELOPMENT CORP.

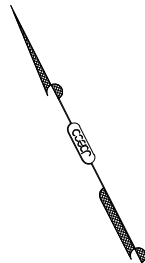
TR. 9
15.12 AC.

JR PERRY
PID# 248046

P.O.B.

TOWER RD.

BOIS D'ARC LN.



SCALE: 1" = 200'



Jeco Engineering Company, Inc.
P.O. Box 1220
Lander, Texas 78646-1220
Tel: (512) 258-3882 Fax: (512) 258-8018
Texas Registered Engineering Firm F-4780

CITY OF MANOR

TRACT 9

ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/09/17	VDI	100-900-10	1 Of 1

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TERRELL TIMMERMANN

CLIDE R.
NICHOLS

P.O.B.

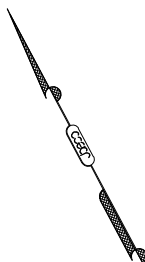


TR. 11
1.00 AC.
CLIDE R. NICHOLS
PID# 477393

SHADOWGLEN

COTTONWOOD
HOLDINGS LTD

PECANGATE WY.



SCALE: 1" = 100'



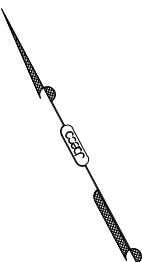
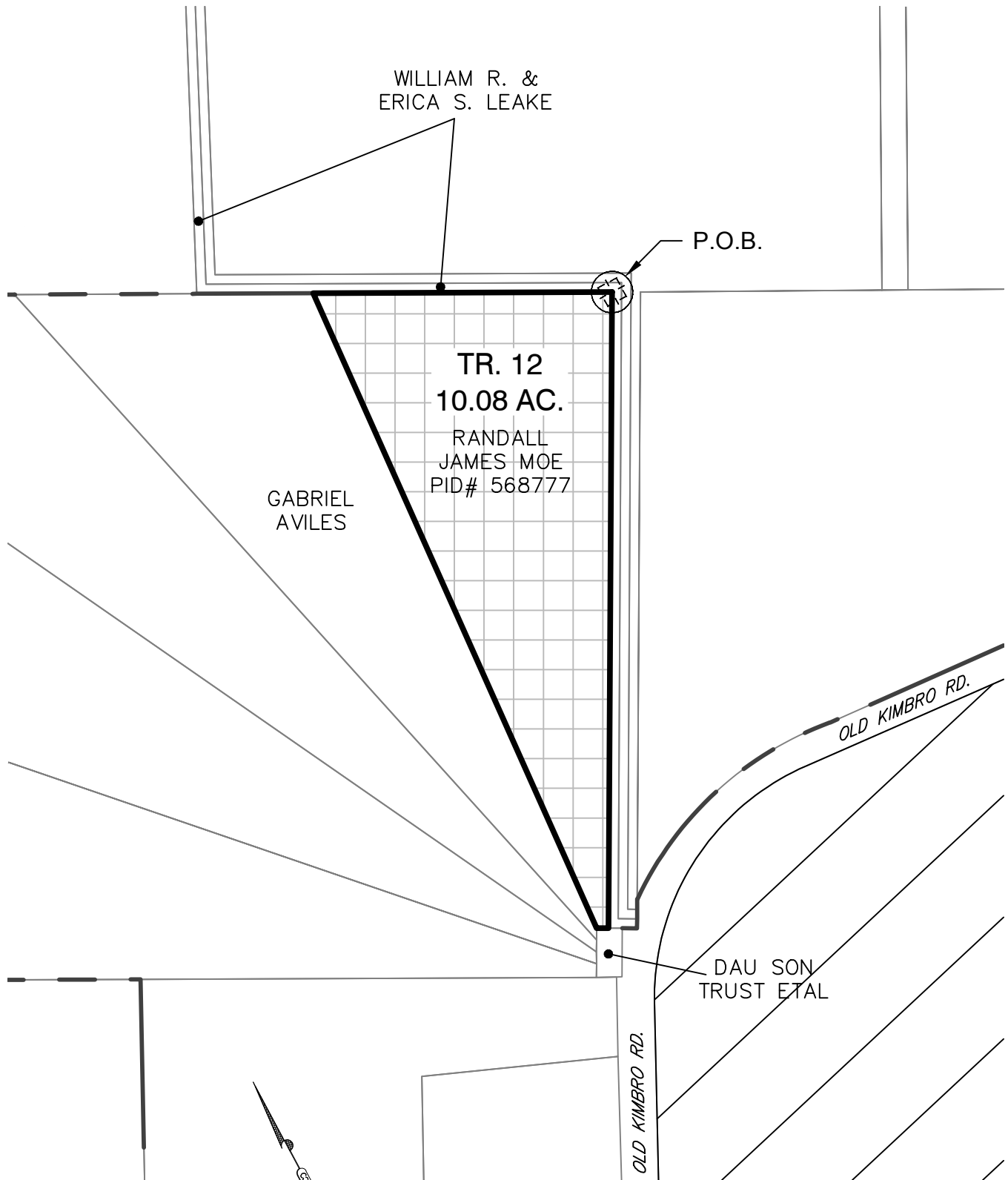
Jey Engineering Company, Inc.
P.O. Box 1220
Lander, Texas 79646-1220
Tel: (817) 258-3867 Fax: (817) 258-8016
Texas Registered Engineering Firm F-4780

CITY OF MANOR


TRACT 11

ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/10/17	VDI	100-900-10	1 Of 1

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SCALE: 1" = 300'

 <div>Jeco Engineering Company, Inc. P.O. Box 1220 Lander, Texas 79646-1220 Tel: (817) 258-3852 Fax: (817) 258-8016 Texas Registered Engineering Firm F-4780</div>	CITY OF MANOR TRACT 12			
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/10/17	VDI	100-900-10	1 Of 1

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SKY VILLAGE
KIMBRO ESTATES LLC

WILLIAM R. &
ERICA S. LEAKE

TR. 13
10.05 AC.

P.O.B.

GABRIEL AVILES
PID# 704712

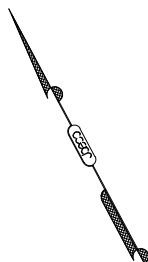
DANIEL
PEREZ

RANDALL
JAMES MOE

KIMBRO ESTATES LLC

DAU SON
TRUST ETAL

OLD KIMBRO RD.



SCALE: 1" = 300'

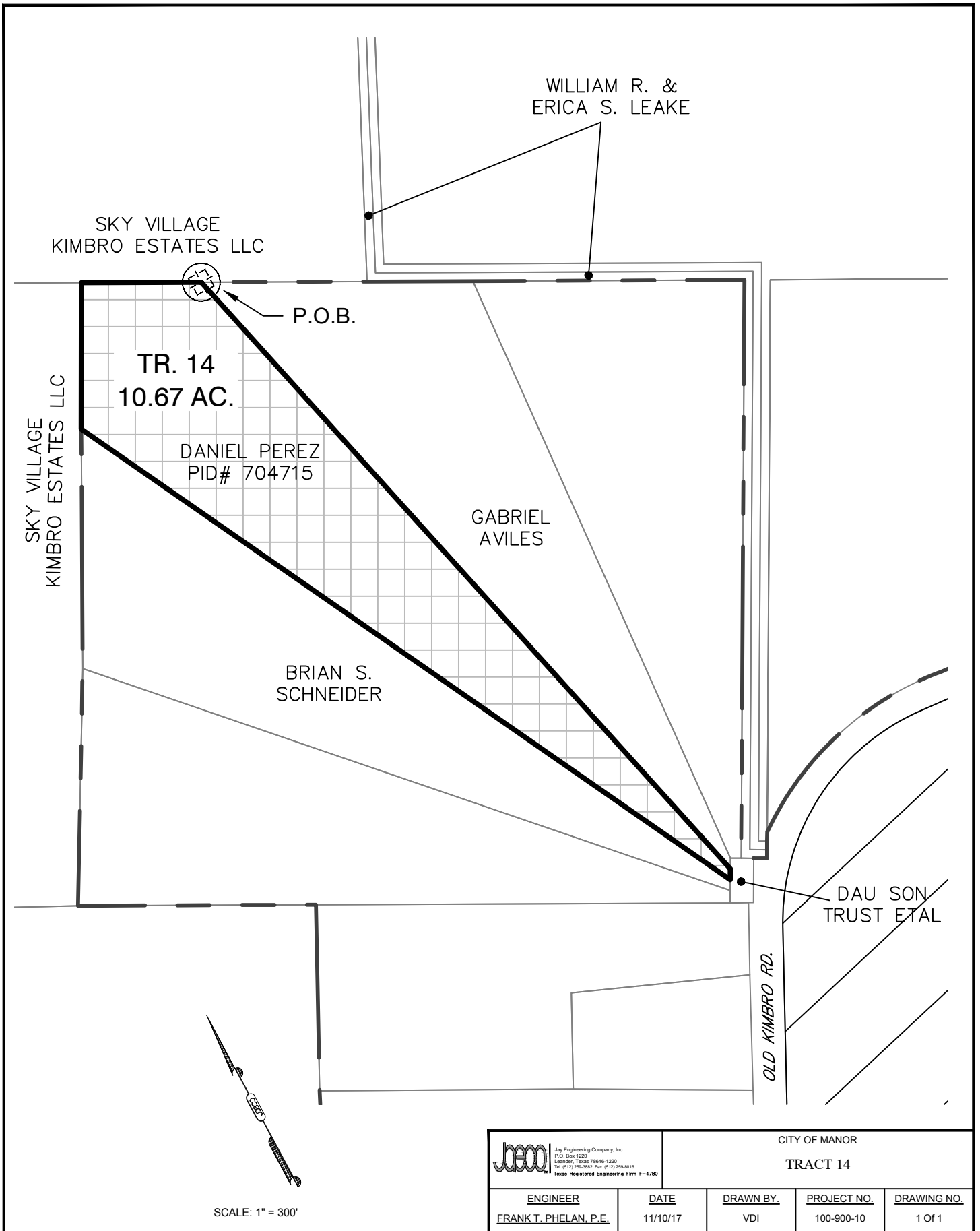
jecc
Joy Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646-1220
Tel: (512) 255-3857 Fax: (512) 255-8016
Texas Registered Engineering Firm F-4780


CITY OF MANOR

TRACT 13

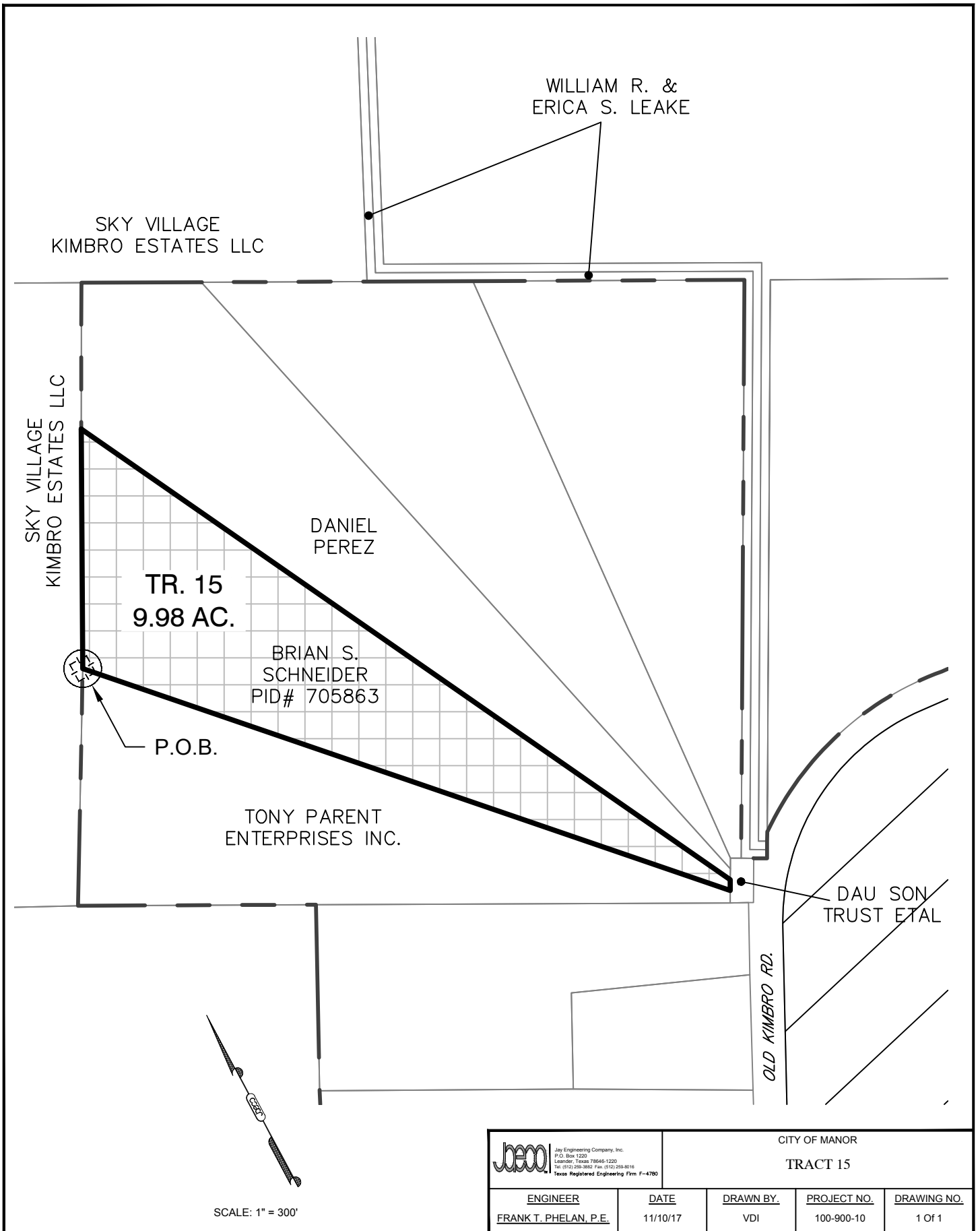
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/10/17	VDI	100-900-10	1 Of 1


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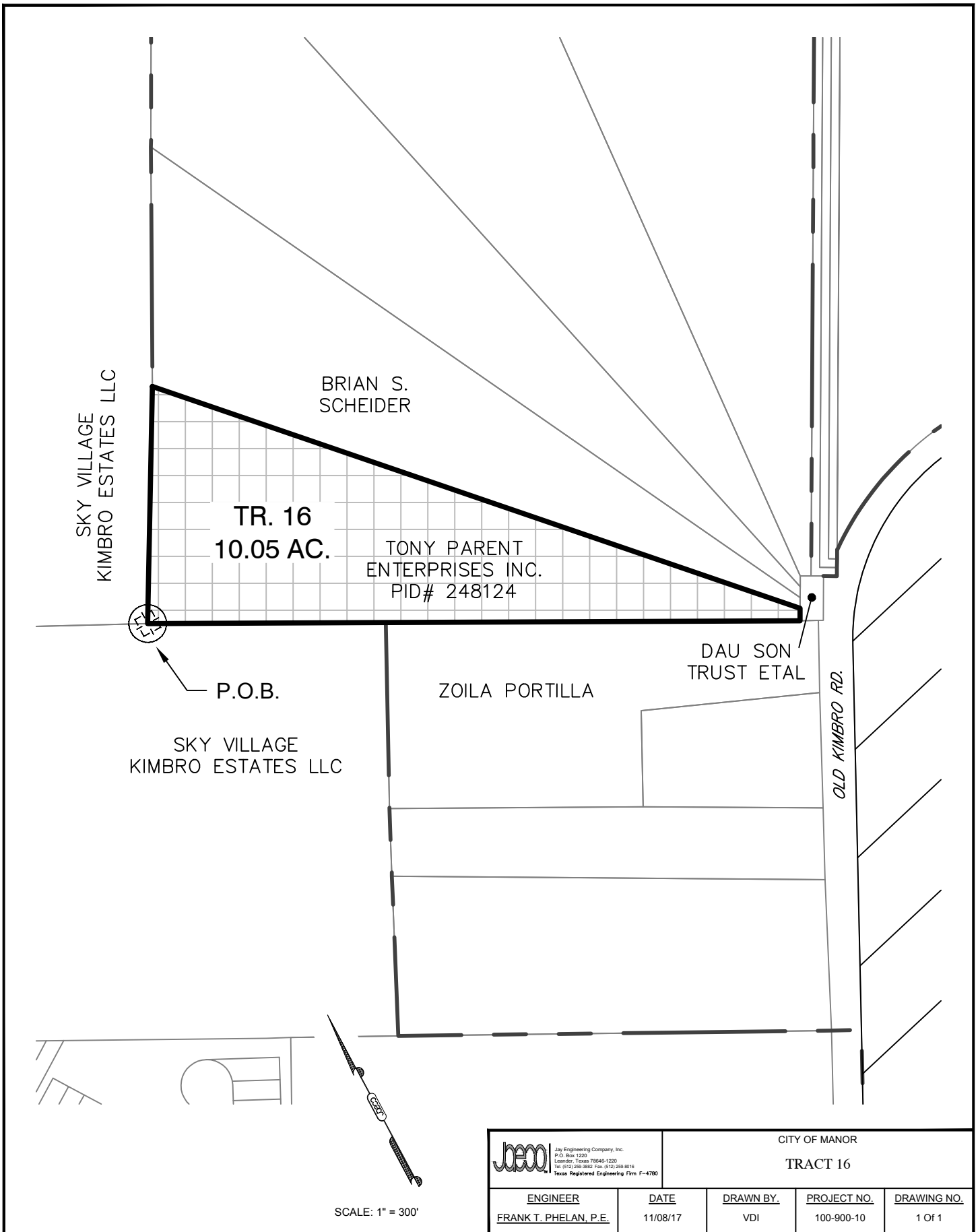
 <div>Jeco Engineering Company, Inc. P.O. Box 1220 Lander, Texas 78646-1220 Tel: (512) 258-3852 Fax: (512) 258-8016 Texas Registered Engineering Firm F-4780</div>	CITY OF MANOR TRACT 14			
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/10/17	VDI	100-900-10	1 Of 1


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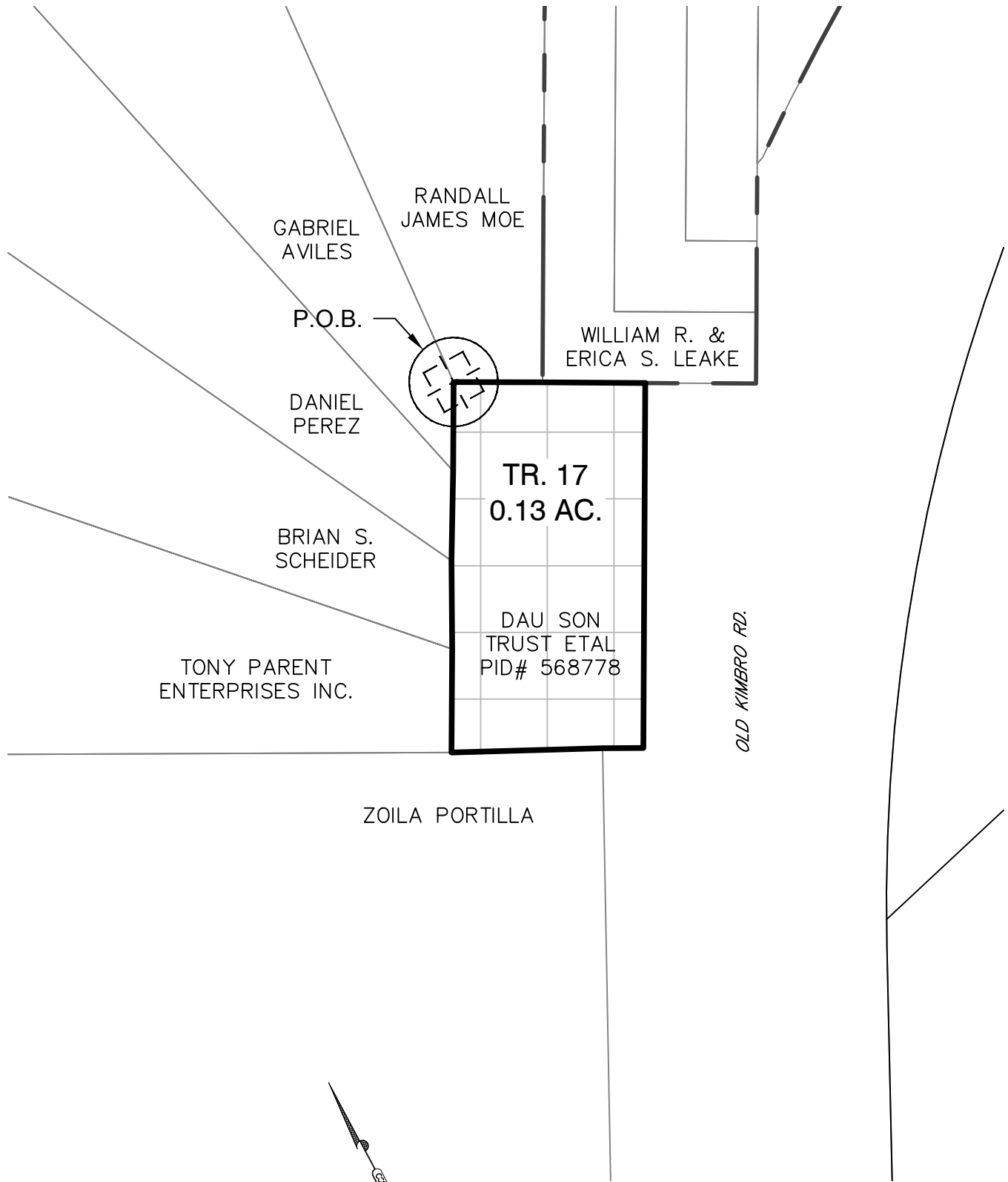


 <div>Jeco Engineering Company, Inc. P.O. Box 1220 Lander, Texas 78646-1220 Tel: (512) 258-3852 Fax: (512) 258-8016 Texas Registered Engineering Firm F-4780</div>	CITY OF MANOR TRACT 15			
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/10/17	VDI	100-900-10	1 Of 1


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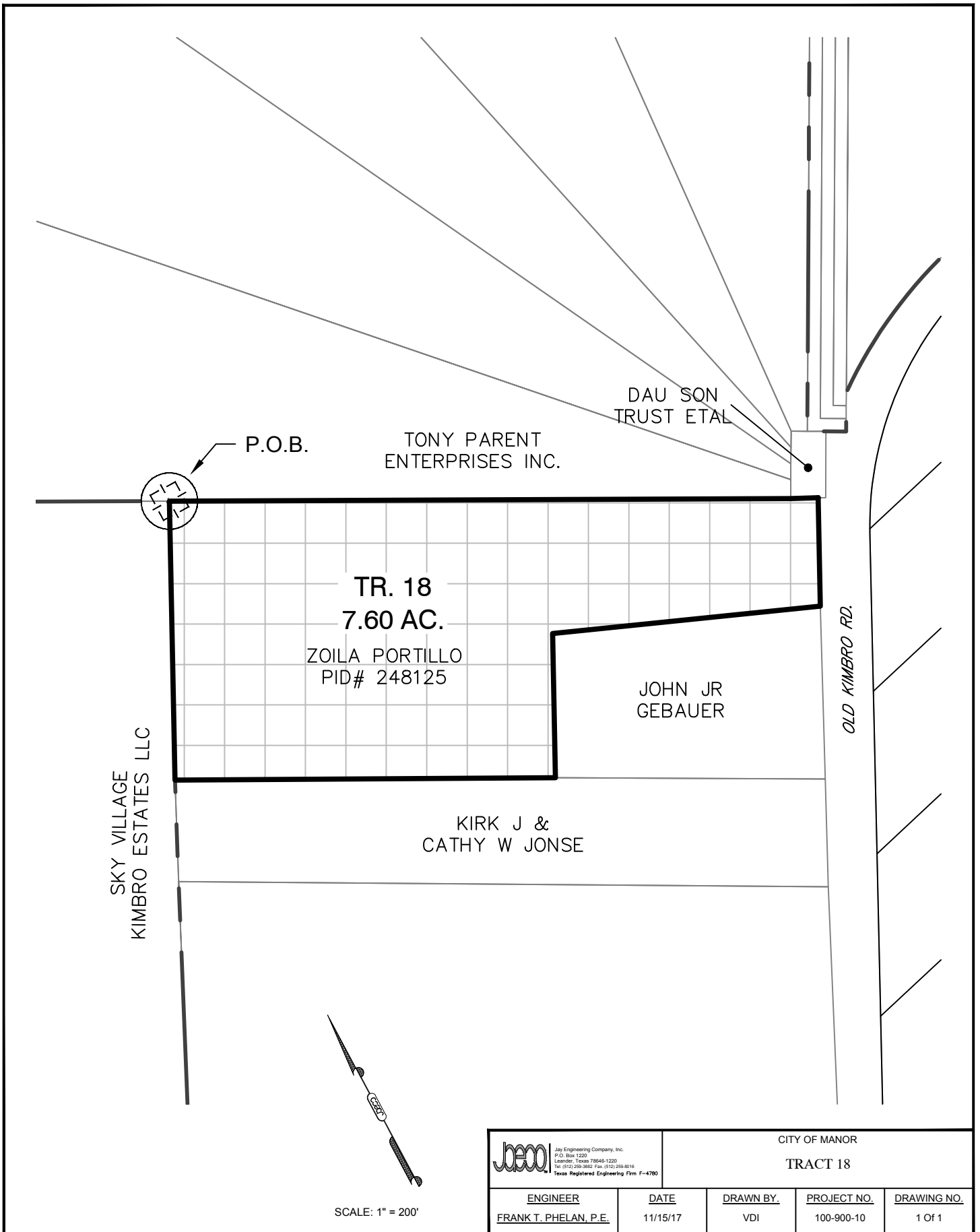



 <div>Jay Engineering Company, Inc. P.O. Box 1220 Lander, Texas 78646-1220 Tel: (512) 258-3885 Fax: (512) 258-8016 Texas Registered Engineering Firm F-4780</div>	CITY OF MANOR TRACT 16			
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/08/17	VDI	100-900-10	1 Of 1

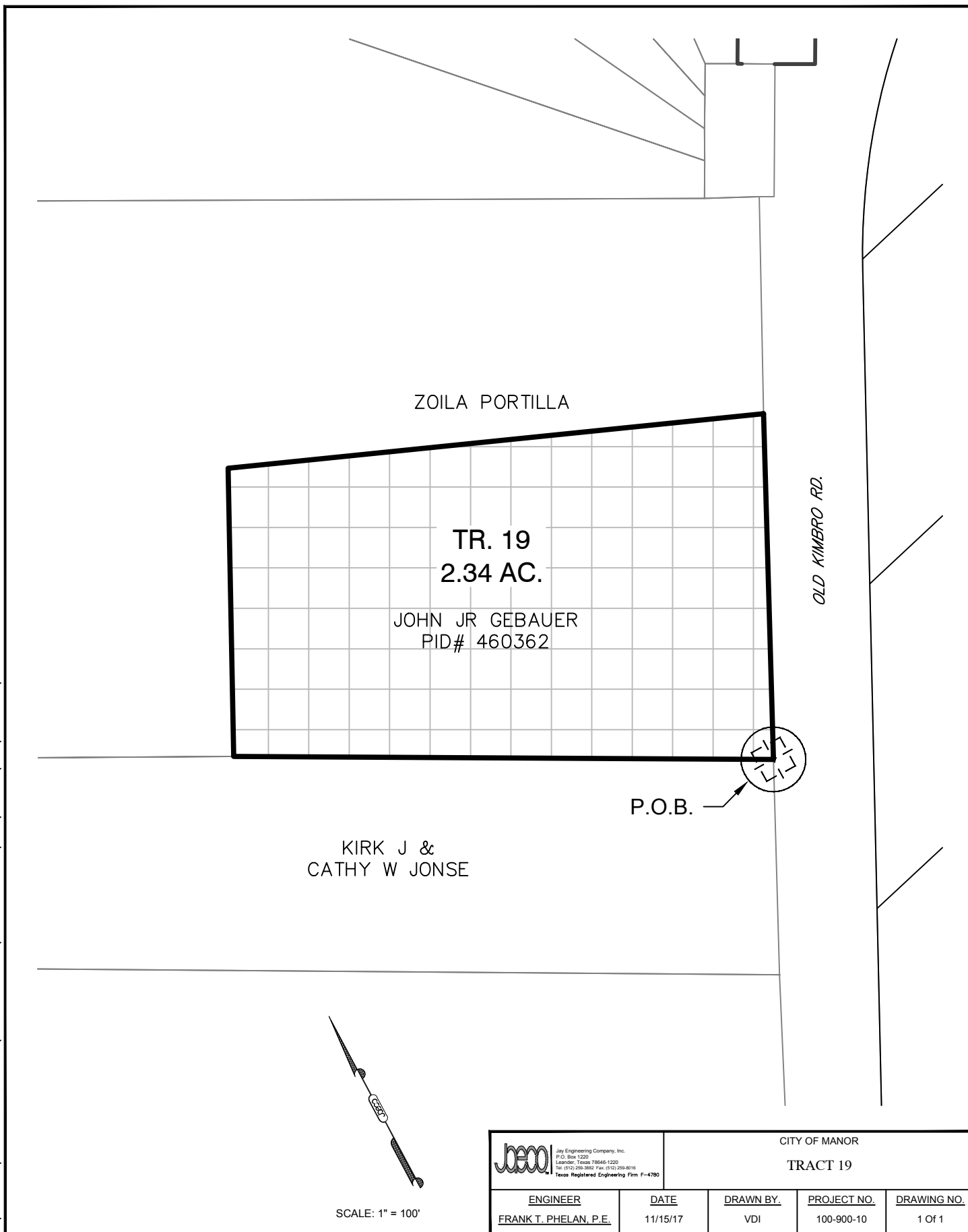



SCALE: 1" = 40'

 Jeco Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel: (512) 255-3855 Fax: (512) 255-8016 Texas Registered Engineering Firm F-4780		CITY OF MANOR		
		TRACT 17		
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/15/17	VDI	100-900-10	1 Of 1



 Jeco Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel: (512) 255-3853 Fax: (512) 255-8016 Texas Registered Engineering Firm F-4780		CITY OF MANOR		
		TRACT 18		
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/15/17	VDI	100-900-10	1 Of 1



 Jeco Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel: (512) 258-3882 Fax: (512) 258-8016 Texas Registered Engineering Firm F-4780		CITY OF MANOR		
		TRACT 19		
ENGINEER	DATE	DRAWN BY.	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/15/17	VDI	100-900-10	1 Of 1

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P.O.B.

TIFFANY BRICK
CO LP

TIFFANY BRICK
CO LP

KIMBRO ROAD ESTATES LP

TR. 22
79.26 AC.

DON RAY SWENSON
PID# 248119

MINISTRY OF CHALLENGE
PID# 883341

DON RAY
SWENSON

OLD KIMBRO RD.



SCALE: 1" = 400'

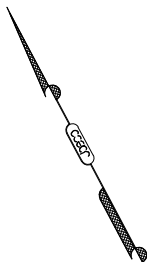


Jeco Engineering Company, Inc.
P.O. Box 1220
Lander, Texas 79646-1220
Tel: (817) 258-3865 Fax: (817) 258-8016
Texas Registered Engineering Firm F-4780

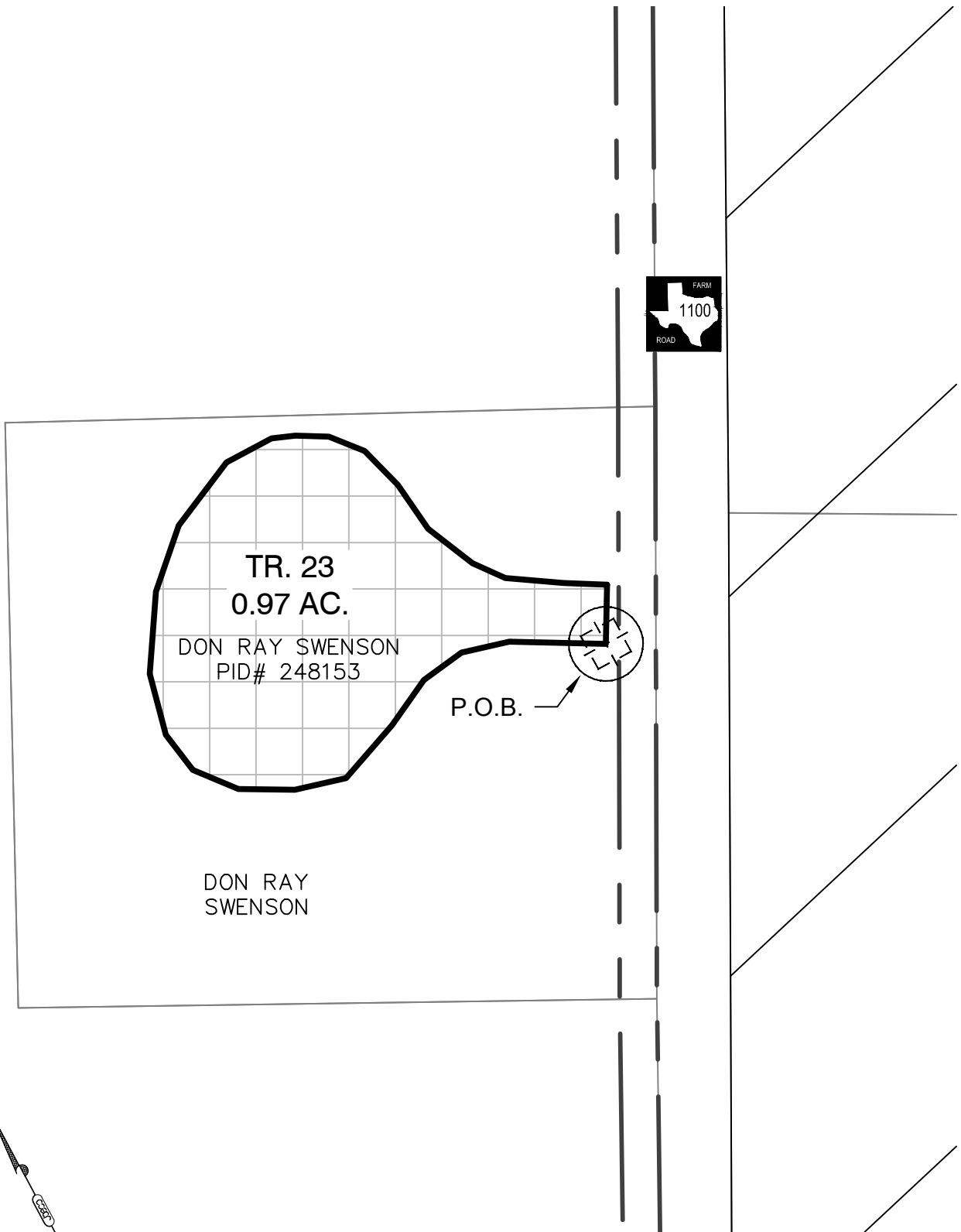
CITY OF MANOR


TRACT 22

ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/15/17	VDI	100-900-10	1 Of 1

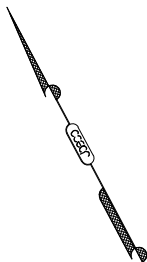


SCALE: 1" = 100'

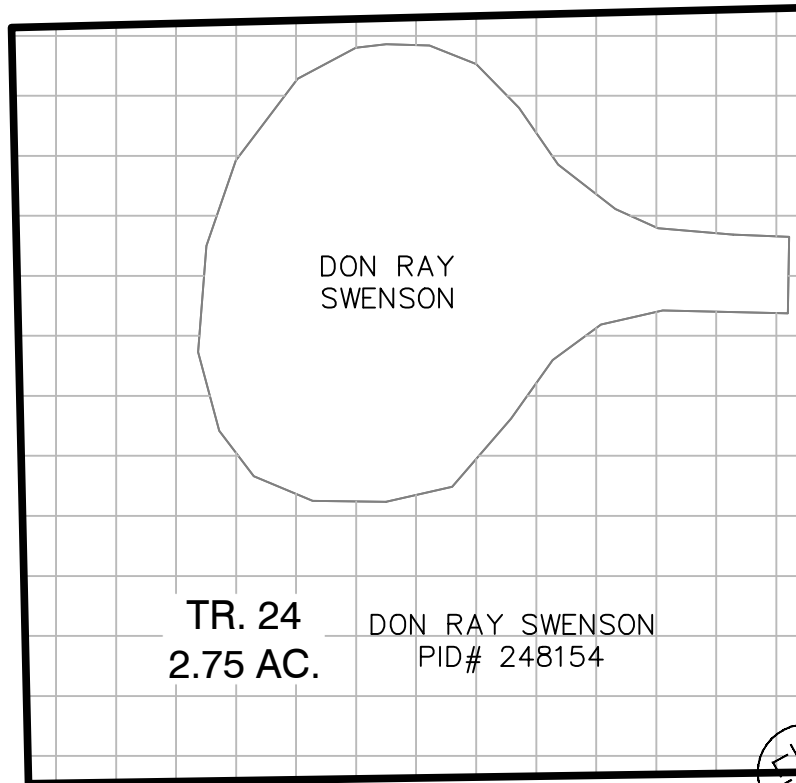


 <p>Jey Engineering Company, Inc. P.O. Box 1220 Lander, Texas 79646-1220 Tel: (817) 258-3852 Fax: (817) 258-8016 Texas Registered Engineering Firm F-4780</p>		CITY OF MANOR		
		TRACT 23		
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/15/17	VDI	100-900-10	1 Of 1

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SCALE: 1" = 100'



DON RAY
SWENSON

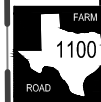
DON RAY
SWENSON

TR. 24
2.75 AC.

DON RAY SWENSON
PID# 248154

DON RAY
SWENSON

P.O.B.

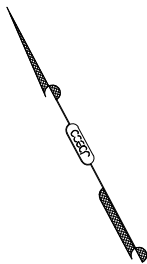


Jeco Engineering Company, Inc.
P.O. Box 1220
Lander, Texas 79646-1220
Tel: (817) 258-3882 Fax: (817) 258-8016
Texas Registered Engineering Firm F-4780

CITY OF MANOR

TRACT 24

ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/15/17	VDI	100-900-10	1 Of 1



SCALE: 1" = 100'

DON RAY
SWENSON

TR. 25
0.99 AC.

DON RAY SWENSON
PID# 248118

DON RAY
SWENSON

P.O.B.

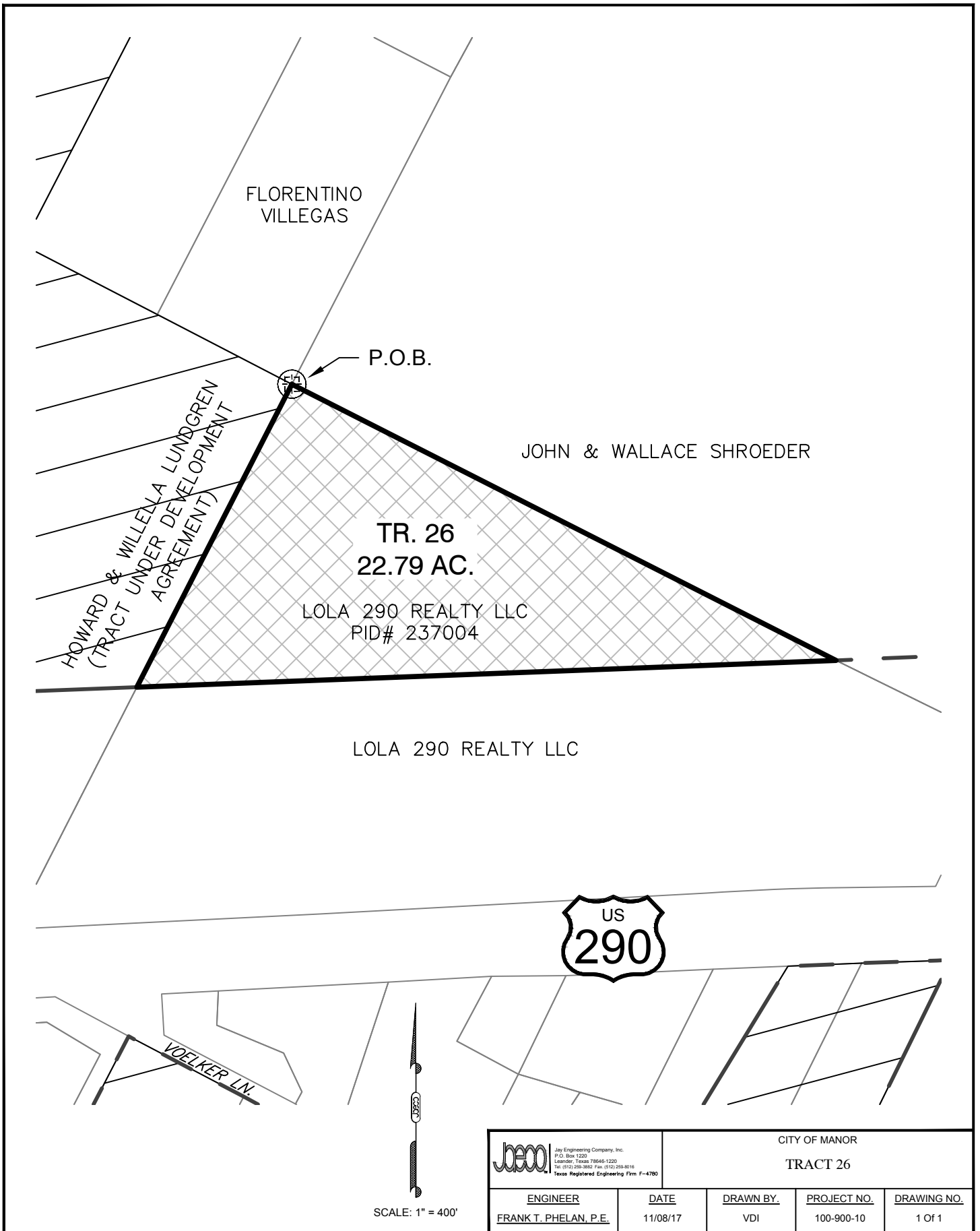


Jeco Engineering Company, Inc.
P.O. Box 1220
Lander, Texas 78646-1220
Tel: (512) 258-3882 Fax: (512) 258-8018
Texas Registered Engineering Firm F-4780

CITY OF MANOR
TRACT 25

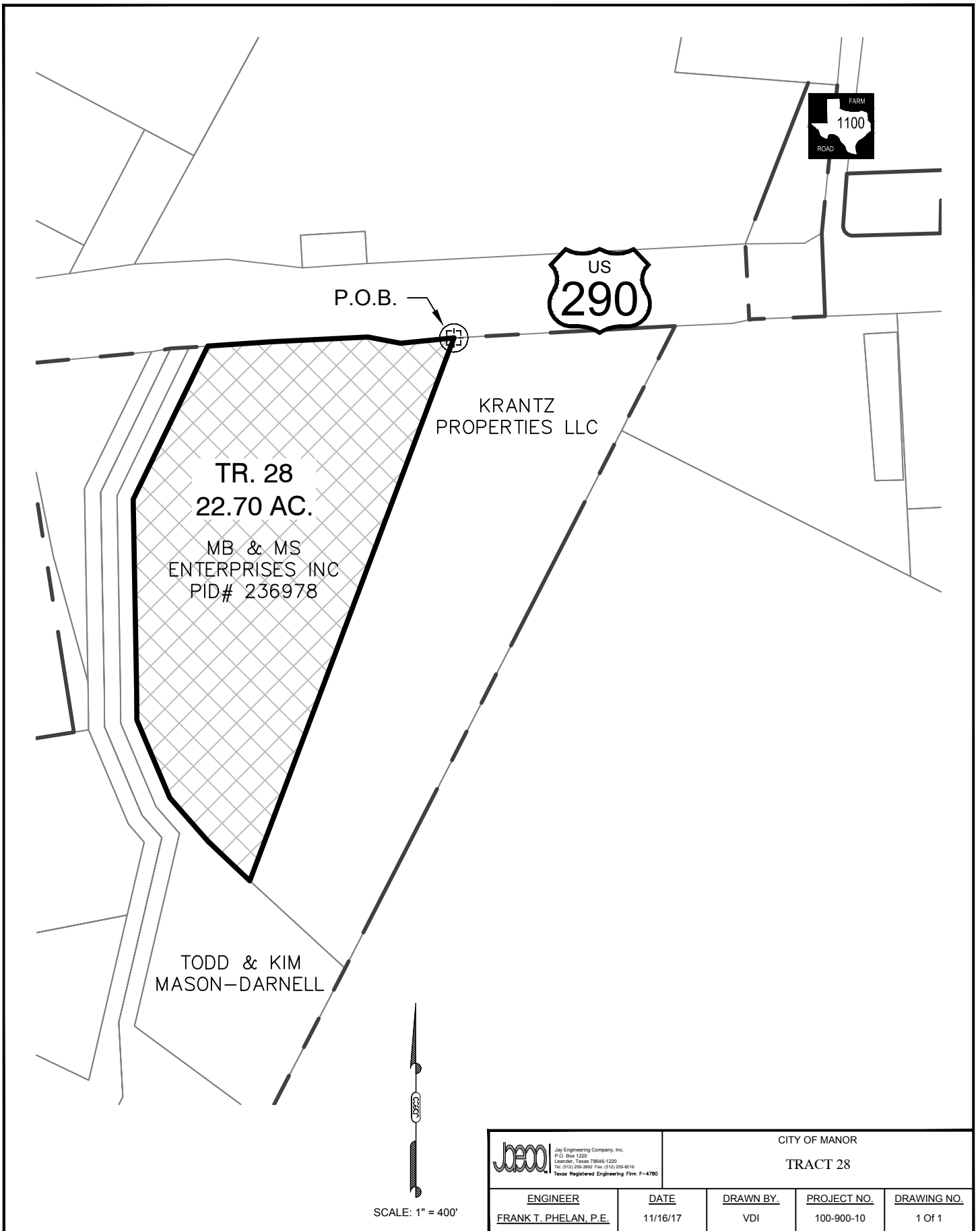
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/15/17	VDI	100-900-10	1 Of 1

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City of Manor TRACT 26				
ENGINEER FRANK T. PHELAN, P.E.	DATE 11/08/17	DRAWN BY VDI	PROJECT NO. 100-900-10	DRAWING NO. 1 Of 1

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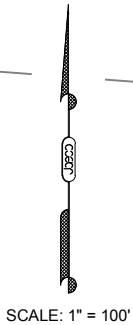
TR. 32
0.33 AC.
RICKY LANE &
LESLIE ANN EARLY
PID# 526053



P.O.B.

RICKY LANE &
LESLIE ANN EARLY

OLD TX 20



CITY OF MANOR

TRACT 32

ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/16/17	VDI	100-900-10	1 Of 1

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P.O.B.

RICKY LANE &
LESLIE ANN EARLY

GREENVIEW
DEVELOPMENT 973 LP

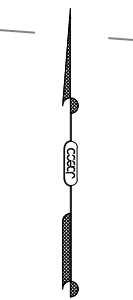
TR. 33
0.60 AC.

RICKY LANE &
LESLIE ANN EARLY
PID# 526052

GREENVIEW
DEVELOPMENT 973 LP

SALS BABBU
INVESTMENTS LLC

OLD TX 20



SCALE: 1" = 100'



Jeco Engineering Company, Inc.
P.O. Box 1220
Lander, Texas 78646-1220
Tel: (512) 258-3852 Fax: (512) 258-8016
Texas Registered Engineering Firm F-4780

CITY OF MANOR

TRACT 33

ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/16/17	VDI	100-900-10	1 Of 1

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GREENVIEW
DEVELOPMENT 973 LP

RICKY LANE &
LESLIE ANN EARLY

P.O.B.

TR. 34
0.74 AC.
GREENVIEW
DEVELOPMENT 973 LP
PID# 526073

SALS BABBU
INVESTMENTS LLC

OLD TX 20

SCALE: 1" = 100'



Jeco Engineering Company, Inc.
P.O. Box 1220
Lander, Texas 79646-1220
Tel: (817) 258-3885 Fax: (817) 258-8016
Texas Registered Engineering Firm F-4780

CITY OF MANOR

TRACT 34

ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/16/17	VDI	100-900-10	1 Of 1

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GREENVIEW
DEVELOPMENT 973 LP

RICKY LANE &
LESLIE ANN EARLY

P.O.B.

GREENVIEW
DEVELOPMENT 973 LP

TR. 35
0.95 AC.

SALS BABBU
INVESTMENTS LLC
PID# 526051

OLD TX 20

SCALE: 1" = 100'



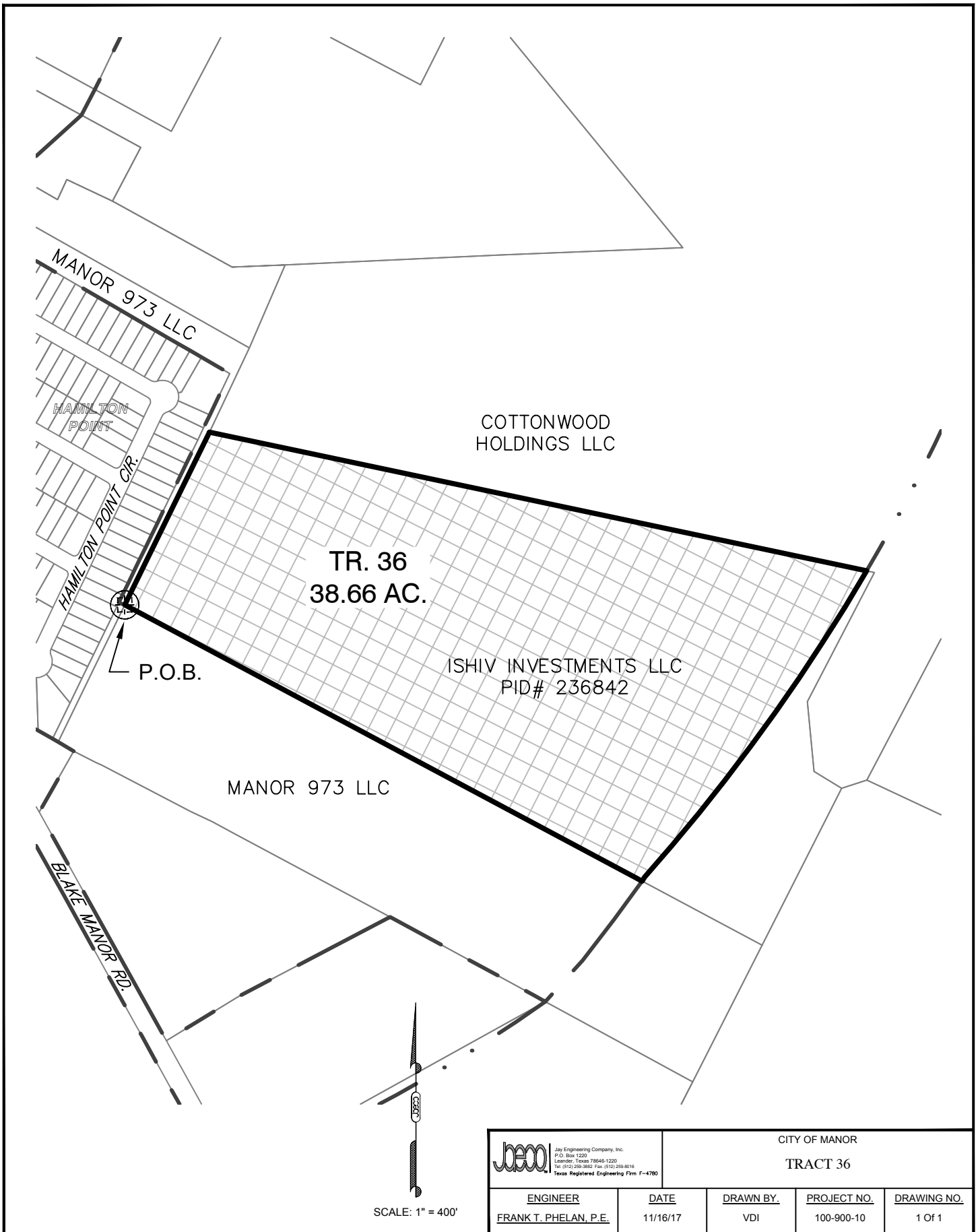
Jey Engineering Company, Inc.
P.O. Box 1220
Lander, Texas 79646-1220
Tel: (817) 258-3865 Fax: (817) 258-8016
Texas Registered Engineering Firm F-4780

CITY OF MANOR


TRACT 35

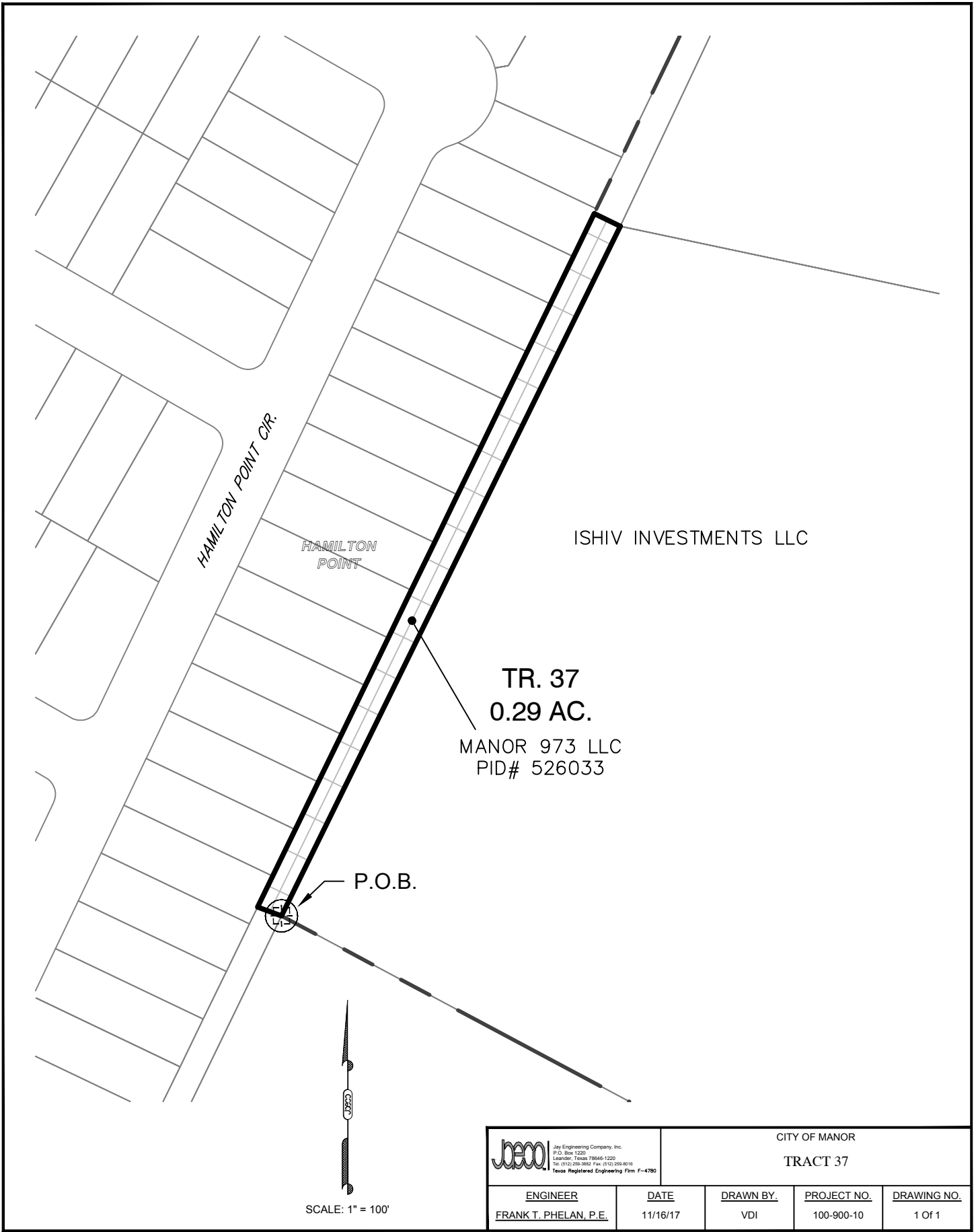
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/16/17	VDI	100-900-10	1 Of 1


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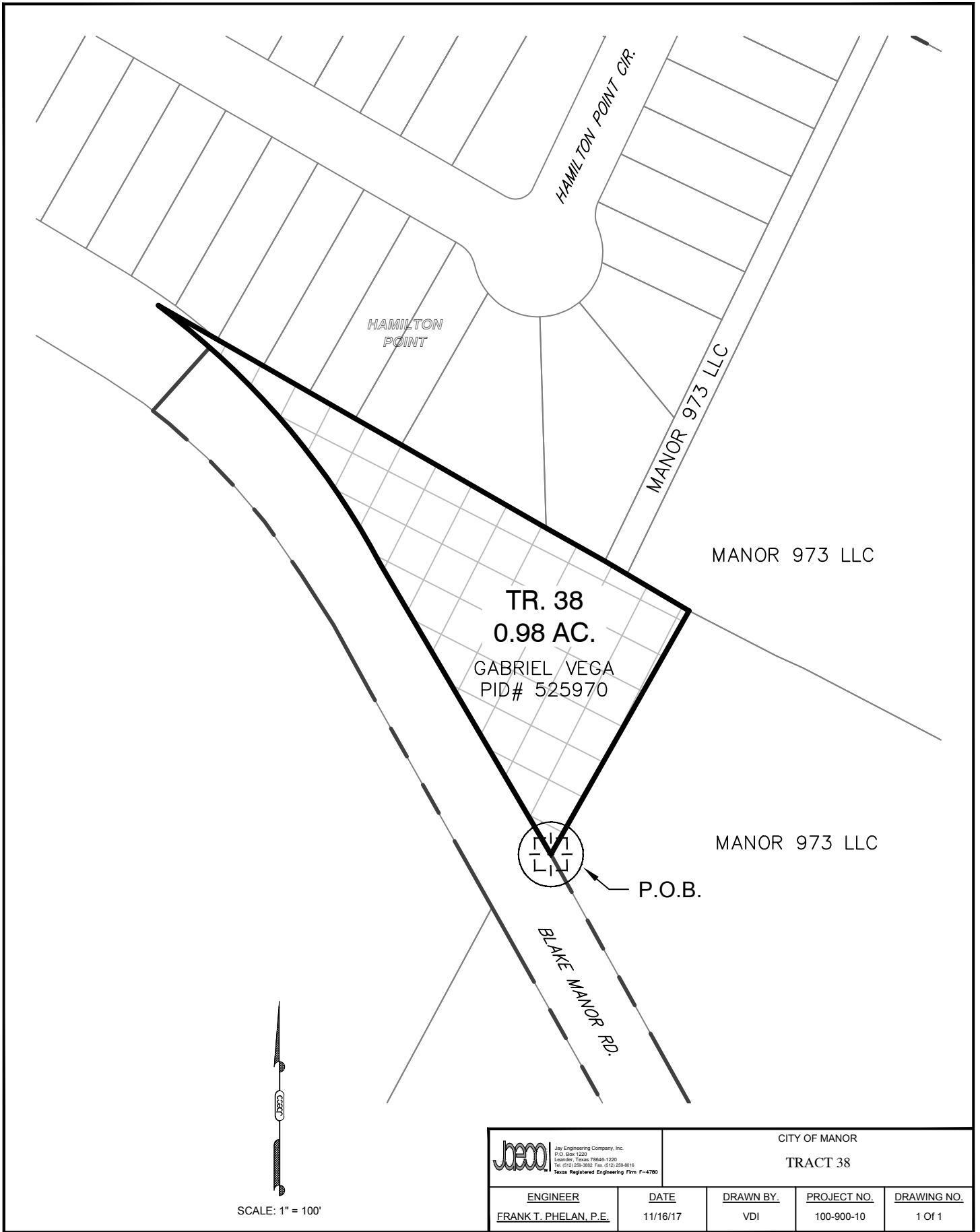
SCALE: 1" = 400'


 Jeco Engineering Company, Inc. P.O. Box 1220 Lander, Texas 79646-1220 Tel: (817) 258-3852 Fax: (817) 258-8016 Texas Registered Engineering Firm F-4780		CITY OF MANOR			
		TRACT 36			
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.	
FRANK T. PHELAN, P.E.	11/16/17	VDI	100-900-10	1 Of 1	



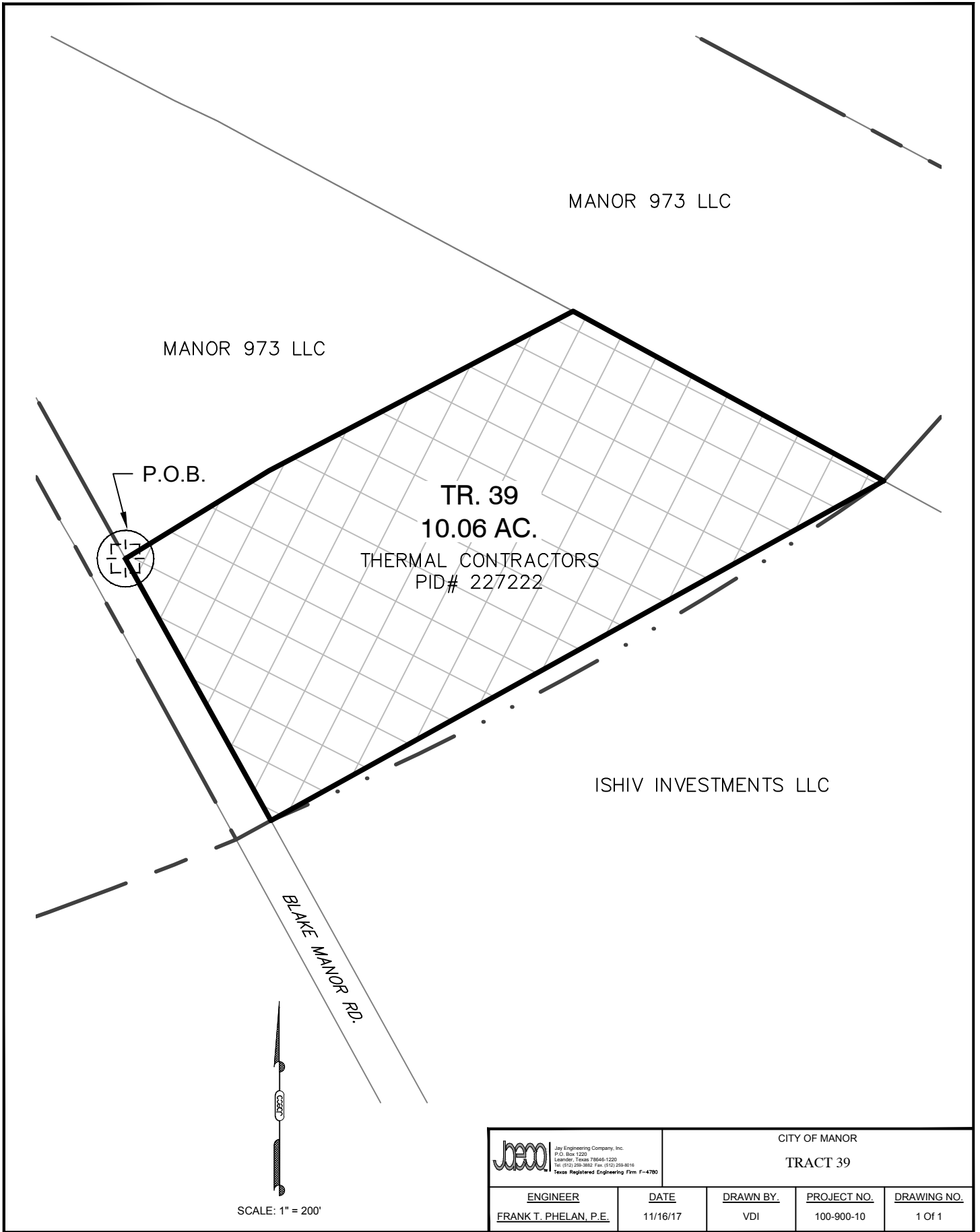
 Jeco Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel: (512) 255-3852 Fax: (512) 255-8016 Texas Registered Engineering Firm F-4780		CITY OF MANOR			
		TRACT 37			
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.	
FRANK T. PHELAN, P.E.	11/16/17	VDI	100-900-10	1 Of 1	

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 Jeco Engineering Company, Inc. P.O. Box 1220 Llano, Texas 78646-1220 Tel: (817) 258-3857 Fax: (817) 258-8016 Texas Registered Engineering Firm F-4780		CITY OF MANOR TRACT 38		
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	11/16/17	VDI	100-900-10	1 Of 1

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 Jeco Engineering Company, Inc. P.O. Box 1220 Lander, Texas 79646-1220 Tel: (817) 258-3862 Fax: (817) 258-8016 Texas Registered Engineering Firm F-4780		CITY OF MANOR TRACT 39			
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.	
FRANK T. PHELAN, P.E.	11/16/17	VDI	100-900-10	1 Of 1	

EXHIBIT “B”

Approved municipal Service Plan

EXHIBIT “B”

MUNICIPAL SERVICES PLAN FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR

WHEREAS, the City of Manor, Texas (the “City”) intends to institute annexation proceedings for tracts of land described more fully hereinafter (referred to herein as the “subject property”);

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, infrastructure provided for herein and that existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City;

WHEREAS, the owner(s) of the subject property agree they will benefit from the City’s development restrictions and zoning requirements, as well as other municipal services provided by the City, which are good and valuable consideration for this service plan; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, the following services will be provided for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by agreement between the City and the ESD’s present personnel and equipment of the ESD fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present contract personnel and equipment of the ESD.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the regulatory and zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "A" with the intent to rezone the subject property upon request of the landowner or staff. The Planning & Zoning Commission and the City Council will consider rezoning the subject property at future times in response to requests submitted by the landowner(s) or authorized city staff.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the subject property, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity ("CCN") for the subject property or portions thereof (the "CCN holder") and, as applicable, the utility providing wholesale or retail water service to said CCN holder. Absent a water CCN, by the utility in whose jurisdiction the subject property, or portions thereof as applicable, is located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the subject property owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject property as required in City ordinances. Upon acceptance of the water lines within the subject property and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly

situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a water well that is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the subject property owner requests and is able to connect to the City's water utility system.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) (a) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subject property, or applicable portions thereof, by the utility holding a wastewater CCN for the subject property, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the subject property, or portions thereof as applicable, is located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City's wastewater utility system, the subject property owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject property as required by City ordinances. Upon acceptance of the wastewater lines within the subject property and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the subject property owner requests and is able to connect to the City's wastewater utility system.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The property owner agrees that no improvements are required on such roadways to service the property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowner will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property the same as similarly situated properties.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in the Annexation Ordinance and exhibits attached to the Annexation Ordinance to which this Service Plan is attached.