



**CITY COUNCIL
REGULAR SESSION MINUTES
OCTOBER 2, 2019**

PRESENT:

Rita G. Jonse, Mayor

COUNCIL MEMBERS:

Gil Burrell, Place 1 (Absent)
Maria Amezcua, Mayor Pro Tem, Place 2
Anne R. Weir, Place 3
Danny Scarbrough, Place 4
Deja Hill, Place 5
Valerie Dye, Place 6

CITY STAFF:

Thomas Bolt, City Manager
Lluvia T. Almaraz, City Secretary
Scott Dunlop, Assistant Development Services Director
Tracey Vasquez, HR Coordinator
Veronica Rivera, Legal Counsel

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, October 2, 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, Carolina Zertuche with the Manor Journal, led the Pledge of Allegiance.

PUBLIC COMMENTS

Chase Michelle, 11936 Riparian Rd., Manor, Texas, spoke before City Council in regards to the expansion of FM 973 and Highway 290.

Dustin Amy, 12105 Jamie Dr., Manor, Texas, spoke before City Council regarding traffic control in the City. He requested for Council to consider an ordinance or proposal for speed tables and/or reduce speed signs of 20 miles an hour within all Manor subdivisions. Mr. Amy also requested for more community policing by the Manor Police Department.

Philip Tryon, 19805 W.T. Gallaway, Manor, Texas, spoke before City Council regarding the traffic issues among US Highway 290 within the city limits. He stated he had contacted TXDOT; CTRMA; and CAMPO regarding these issues and was now requesting the City's support on this matter. Mr. Tryon requested for the City to move forward and take the first step by approving a Resolution supporting the extension of US Highway 290 Tollway.

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 September 18, 2019, Regular Meeting.**
2. **Second and Final Reading: Consideration, discussion and possible action on an ordinance rezoning Las Entradas North being 7.915 acres of land more or less out of the James Manor Survey No. 40, Abstract No. 546, and being located near Gregg Manor Road and Hill Lane, Manor, TX, from Single Family (R-2) to Light Commercial (C-1). Applicant: Kimley-Horn & Assoc. Owner: Las Entradas Development Corporation**

Ordinance No. 554: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land from Single Family (R-2) to Light Commercial (C-1); Making Findings of Fact; and Providing for Related Matters.

Pete Dwyer with Dwyer Realty Companies 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.

Danny Burnett with Dwyer Realty Companies 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.

3. **Second and Final Reading: Consideration, discussion and possible action on an ordinance rezoning Las Entradas North, Section 1, Block A, Lot 1, 0.9274 acres of land, locally known as 12400 Gregg Manor Road, Manor, TX, from Light Commercial (C-1) to General Office (GO). Applicant: Frontier Bank Owner: Frontier Bank**

Ordinance No. 555: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land from Light Commercial (C-1) to General Office (Go); Making Findings of Fact; and Providing for Related Matters.

4. **Second and Final Reading:** Consideration, discussion and possible action on a Conditional Use Permit request for Block 11, Lot 1, Town of Manor and locally known as 901 ½ North Burnet Street, Manor, TX, to allow for wireless telecommunication facilities. Applicant: Vincent Gerard & Associates, Inc. Owner: City of Manor

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.

PUBLIC HEARINGS

At the request of City Manager Bolt Item 5 and Item 6 were open and close with one motion.

5. **Public Hearing:** Discussion on the approval of a Service and Assessment Plan for the Lagos Public Improvement District.
6. **Public Hearing:** Discussion on proposed assessments to be levied against the assessable property within the Lagos Public Improvement District (the “District”) pursuant to the provisions of Chapter 372 of the Texas Local Government Code to pay costs for certain improvements that will confer a special benefit to the District.

Mayor Jonse opened the public hearings.

The City staff’s recommendation was that the City Council conduct the public hearing.

Pete Dwyer with Dwyer Realty Companies 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.

Danny Burnett with Dwyer Realty Companies 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.

The discussion was held regarding the meaning of certain improvements that would confer a special benefit to the District.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Mayor Pro Tem Amezcua the Council voted six (6) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

REGULAR AGENDA

7. **Consideration, discussion, and possible action on an ordinance approving an assessment roll for the Lagos Public Improvement District (the “District”), levying assessments against assessable property within the District, establishing a lien on property within the District, approving a landowner agreement, and other matters related to and required for the levying of assessments against property located within the District under Chapter 372 of the Texas Local Government Code.**

The City staff’s recommendation was that the City Council approve Ordinance No. 556 approving an assessment roll for the Lagos Public Improvement District (the “District”), levying assessments against assessable property within the District, establishing a lien on property within the District, approving a landowner agreement, and other matters related to and required for the levying of assessments against property located within the District under Chapter 372 of the Texas Local Government Code.

Pete Dwyer with Dwyer Realty Companies 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.

Danny Burnett with Dwyer Realty Companies 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.

Jon Snyder with P3Works discussed the major improvements for the development and explained the levying of assessments against properties located within the District.

The discussion was held regarding the Debt Service Reserve Fund.

The discussion was held regarding Section 6 of the Ordinance regarding “Levy and Payment of Assessments for Actual Costs of Major Improvement Area Project.”

Ordinance No. 556: An Ordinance of the City of Manor Making a Finding of Special Benefit to the Property in the Lagos Public Improvement District; Providing for the Method of Assessment of Special Assessments Against Property in the District; Approving an Assessment Roll for the District; Levying Assessments Against Property Within the District; Providing for Payment of the Assessments; Providing for Penalties and Interest on Delinquent Assessments; Establishing a Lien on Property Within the District; Approving a Service and Assessment Plan; Approving a Landowner Agreement; Providing for Related Matters in Accordance with Chapter 372, Texas Local Government Code; Providing an Effective Date; and Providing for Severability.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Mayor Pro Tem Amezcua the Council voted six (6) For and none (0) Against to approve Ordinance No. 556 approving an assessment roll for the Lagos Public Improvement District (the "District"), levying assessments against assessable property within the District, establishing a lien on property within the District, approving a landowner agreement, and other matters related to and required for the levying of assessments against property located within the District under Chapter 372 of the Texas Local Government Code. The motion carried unanimously.

8. Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances Appendix A Fee Schedule to establish Recreational Vehicle Park Fees and Minor Development Agreement Consultation Fees.

The City staff's recommendation that the City Council approve Ordinance No. 557 amending Manor Code of Ordinances Appendix A Fee Schedule to establish Recreational Vehicle Park Fees and Minor Development Agreement Consultation Fees.

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

City Manager Bolt discussed the proposed Recreational Vehicle Park Fees and Development Agreements Consultation Fees.

Ordinance No. 557: An Ordinance of the City of Manor, Texas, Amending Manor Code of Ordinances Appendix a Fee Schedule by Establishing Recreational Vehicle Parks Fees; Establishing Minor Development Agreement Consultation Fees; Providing for a Savings Clause; Providing for an Effective Date; Providing for an Open Meetings Clause; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Dye and seconded by Mayor Pro Tem Amezcua Council voted five (5) For and one (1) Against to approve Ordinance No. 557 amending Manor Code of Ordinances Appendix A Fee Schedule to establish Recreational Vehicle Park Fees and Minor Development Agreement Consultation Fees. Council Member Weir voted against. The motion carried.

9. Consideration, discussion and possible action on proposed changes to the City of Manor Policies and Procedures Handbook regarding to Electronic Devices, Communication, and Systems Access Use.

The City staff's recommendation was that the City Council approve the proposed changes to the City of Manor Personnel Policies and Procedures Handbook regarding to Electronic Devices, Communication, and Systems Access Use.

City Manager Bolt discussed the proposed changes to the Manor Personnel Policies and Procedures Handbook regarding the Electronic Devices, Communication, and Systems Access Use.

The discussion was held regarding the new revisions of the policy.

The discussion was held regarding disciplinary action regarding the policy violations.

MOTION: Upon a motion made by Council Member Hill and seconded by Council Member Dye the Council voted six (6) For and none (0) Against to approve the proposed changes to the City of Manor Personnel Policies and Procedures Handbook regarding to Electronic Devices, Communication, and Systems Access Use. The motion carried unanimously.

10. Consideration, discussion, and possible action on an award for Solid Waste Collection and Disposal and Recycle Services for the City of Manor.

The City staff's recommendation was that the City Council postpone the award for Solid Waste Collection and Disposal and Recycle Services for the City of Manor to the October 16, 2019, Council Regular Meeting.

Gary Gauci with Waste Management submitted a card in opposition of this item; however, he did not speak.

John Hans with Waste Connections submitted a card in support of this item; however, he did not speak.

MOTION: Upon a motion made by Mayor Pro Tem Amezcua and seconded by Council Member Hill the Council voted six (6) For and none (0) Against to postpone the award for Solid Waste Collection and Disposal and Recycle Services for the City of Manor to the October 16, 2019, Council Regular Meeting. The motion carried unanimously.

Mayor Jonse adjourned the regular session of the Manor City Council into Executive Session at 7:31 p.m. Wednesday, October 2, 2019, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Section 551.074 Personnel Matters – Interview Candidates for appointment to the Planning and Zoning Commission for Place No. 7*, at 7:31 p.m., on Wednesday, October 2, 2019, City Council Conference Room of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

The Executive Session was adjourned at 7:44 p.m. on Wednesday, October 2, 2019.

OPEN SESSION

The City Council reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during Closed Executive Session at 7:44 p.m. on Wednesday, October 2, 2019, 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.

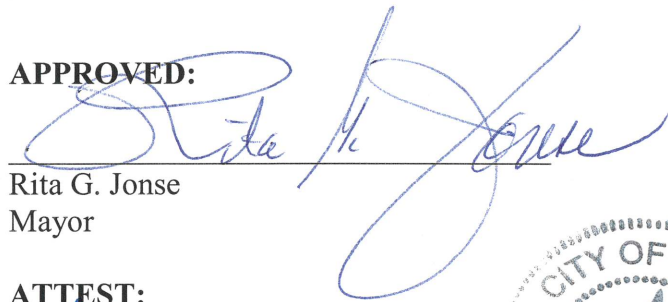
MOTION: Upon a motion made by Mayor Pro Tem Amezcua and seconded by Council Member Hill the Council voted six (6) For and none (0) Against to appoint Lakesha Small to fill the unexpired term of Planning & Zoning Commission, Place No. 7. The motion carried unanimously.

ADJOURNMENT


The Regular Session of the Manor City Council Adjourned at 7:45 p.m. on Wednesday, October 2, 2019.

These minutes approved by the Manor City Council on the 16th day of October 2019.

APPROVED:


Rita G. Jonse
Mayor

ATTEST:


Lluvia T. Almaraz, TRMC
City Secretary

