



Dr. Larry Wallace Jr., Mayor
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 COUNCIL
REGULAR MEETING
AGENDA**

Wednesday, March 4, 2020

7:00 p.m.

**Manor City Hall – Council Chambers
105 E. Eggleston Street**

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PLEDGE OF ALLEGIANCE

PRESENTATION

2020 U.S. Census Bureau Presentation

PROCLAMATIONS

- A. Declaring April 1, 2020, as “*Census Day*” presented to Jessie Files, U.S. Census Bureau
- B. Declaring March 3, 2020, as “*National Anthem Day*” presented to Manor American Legion
- C. Declaring March 6, 2020, as “*National Employee Appreciation Day*” presented to Thomas Bolt
- D. Declaring March 8, 2020, as “*International Women’s Day*” presented to Black Women in Business
- E. Declaring March 12, 2020, as “*National Girl Scouts Day*” presented to Manor Girl Scouts

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Council. To address the City Council, please complete the white card and present it to the City Secretary prior to the meeting. **No Action May be Taken by the City Council During Public Comments**

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no City Council member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the City Council member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

1. Consideration, discussion, and possible action to approve the City Council Minutes:
 - February 19, 2020, Regular Meeting; and
 - February 22, 2020, Workshop Session
- Lluvia T. Almaraz,
City Secretary

REGULAR AGENDA

2. Consideration, discussion, and possible action on a Release and Termination of Wastewater Easement being 0.176 acres of land out of the Greenbury Gates Survey No. 63, Abstract 315 and being recorded in document number 2019057852 of the Official Public Records of Travis County.

Scott Dunlop, Asst.
Development
Director
3. Consideration, discussion, and possible action on the Second Amendment to Restated, Revised and Amended Agreement regarding the Creation and Operation of the Presidential Glen Municipal Utility District.

Thomas Bolt,
City Manager

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| 4. Consideration, discussion, and possible action on the First Amendment to Development Agreement for the Shadowglen Subdivision. | Scott Dunlop, Asst. Development Director |
| 5. Consideration, discussion, and possible action to waive park fees for the Spring Austin Bocce Ball League Tournament. | Thomas Bolt, City Manager |
| 6. Consideration, discussion, and possible action on naming the new City's Park on Lexington Street. | Thomas Bolt, City Manager |
| 7. Consideration, discussion, and possible action on establishing the Economic Development Committee for the City of Manor. | Dr. Larry Wallace Jr., Mayor |
| 8. Consideration, discussion, and possible action on establishing the Mayor's Committee for the City of Manor. | Dr. Larry Wallace Jr., Mayor |

EXECUTIVE SESSION

The City Council will now Convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in:

- *Section 551.072 Deliberations regarding Real Property*

OPEN SESSION

The City Council will now reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

ADJOURNMENT

In addition to any executive session already listed above, the City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, February 28, 2020, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail ltijerina@cityofmanor.org



PROCLAMATION

WHEREAS, Article 1, Section 2 of the United States Constitution mandates that a census be conducted of the nation's population every ten (10) years with the next census scheduled for April 1, 2020; and

WHEREAS, it is vital that all households in Manor, Texas complete and submit a census form and every resident of our community counts and deserves to be counted; and

WHEREAS, the Census will determine how the federal government distributes \$675 billion in funding, including an estimated \$59 billion for critical community services, housing, transportation, healthcare, economic development, as well as other need and services in Texas; and

WHEREAS, census data ensures fair Congressional representation by determining how many elected congressional representatives and congressional districts each state will have and it is predicted that Texas may gain an additional two congressional districts after the 2020 Census; and

WHEREAS, it is essential that accurate data be collected from groups of people who are historically difficult to count, including young children, low-income individuals, military personnel, non-native English speakers, minorities, and rural residents; and

WHEREAS, planning, outreach, local government involvement, and community education are required to ensure that the census is as accurate as possible; and

WHEREAS, the information collected by the Census is confidential and protected by law; and

WHEREAS, the City of Manor will continue to participate in the Travis County Census 2020 Complete Count Committee and will make every effort to continue outreach activities especially designed to meet the needs of all residents and to reach those considered "hard to enumerate" and will encourage every resident to accurately complete the Census questionnaire on-line, over the telephone or promptly return it by mail; and

NOW, THEREFORE, I, Dr. Larry Wallace Jr., Mayor of the City of Manor, Texas, and on behalf of the Manor City Council, do hereby proclaim April 1, 2020 as:

"Census Day"

In the City of Manor and recognize the importance of the 2020 Census a pledge full support to achieving a complete and accurate Census Count.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Manor to be affixed this 4th day of March 2020.

Dr. Larry Wallace Jr., Mayor
City of Manor

PROCLAMATION

WHEREAS, The Star-Spangled Banner became our National Anthem on March 3, 1931 when President Herbert Hoover signed Public Law 823; and

WHEREAS, many millions of Americans cherish and respect the currently accepted version, both words and music of the Star-Spangled Banner, such version being the "Service Version" prepared in 1918 by the War Department for use in Army and Navy song books; and

WHEREAS, sporting and public events begin with the singing or playing of the National Anthem as a reaffirmation of patriotism and love of country; and

WHEREAS, The American Legion has called for establishment of a national day of observance of the Star-Spangled Banner that recognizes the origin of our National Anthem.

NOW THEREFORE, I, Dr. Larry Wallace Jr., Mayor of the City of Manor, Texas, and on behalf of the Manor City Council, do hereby proclaim March 3, 2020, as:

“Star-Spangled Banner Day”

in the City of Manor, Texas, and do urge all citizens to recognize and celebrate the birthday of our National Anthem, The Star-Spangled Banner.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the seal of the City of Manor on this 4th day of March 2020.

Dr. Larry Wallace Jr., Mayor
City of Manor



PROCLAMATION

WHEREAS, employees are dedicated public servants who perform their jobs with professionalism, compassion, and pride; and

WHEREAS, employees are responsible for protecting public safety and health, caring for the less fortunate, enforcing laws, safeguarding the environment, building and maintaining roads, promoting economic growth, licensing professionals and businesses, preserving our historical and cultural resources; and

WHEREAS, millions of Texans benefit from the services provided each day by employees; and

WHEREAS, employees support Government that works in Texas by serving as responsible stewards of taxpayer funds and joining in efforts to improve operations and enhance service delivery throughout government agencies; and

WHEREAS, many employees support the well-being of their communities through acts of volunteerism and charity; and

WHEREAS, the City of Manor recognizes city employees for exemplary job performance or service that reflects initiative, leadership, innovation and increased efficiency; and

WHEREAS, on behalf of the City of Manor, it is with great pride that I recognize the contributions of city employees as part of National Employee Appreciation Day.

NOW, THEREFORE, I, Dr. Larry Wallace Jr., Mayor of the City of Manor, Texas, and on behalf of the Manor City Council, do hereby proclaim March 6, 2020, as:

“National Employee Appreciation Day”

and I encourage all citizens to express gratitude to our government employees for their dedication to public service.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the seal of the City of Manor on this 4th day of March 2020.

Dr. Larry Wallace Jr., Mayor
City of Manor



PROCLAMATION

WHEREAS, in 1911, International Women's Day was first honored in Austria, Denmark, Germany and Switzerland when more than one million women and men attended rallies campaigning for women's rights to work, vote, be trained, hold public office and for an end to gender discrimination; and

WHEREAS, in 1977, the United Nations General Assembly adopted a resolution calling on member states to proclaim a day for women's rights and international peace and following the United Nation's lead, each year, the U.S. President issues a proclamation calling on all citizens to observe March as National Women's History Month, as well as a separate proclamation on International Women's Day, March 8; and

WHEREAS, this past year our country saw the rise of powerful movements that shine the light where women's rights and freedoms still fall short; and

WHEREAS, advancing the rights, opportunities and full participation of women and girls is the great unfinished business of the 21st century; and

WHEREAS, International Women's Day, is a day to celebrate the collective power of women, uphold women's achievements, recognize challenges, focus greater attention on women's rights and gender equality, encourage and mobilize all people to do their part to bring about positive change.

NOW THEREFORE, I, Dr. Larry Wallace Jr., Mayor of the City of Manor, Texas, and on behalf of the Manor City Council, do hereby proclaim March 8, 2020, as:

“International Women's Day”

in the City of Manor, Texas.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Manor to be affixed this 4th day of February 2020.

Dr. Larry Wallace Jr., Mayor
City of Manor



PROCLAMATION

WHEREAS, Girl Scouts is recognized as a national leader in providing the best leadership development experience in the world for girls; and

WHEREAS, Girl Scouts brings time-tested methods and research backed programs that speak to the strengths of girl leadership development, backed by more than 100 years of experience and expertise in the field; and

WHEREAS, in Girl Scouts, girls develop their leadership potential through activities that enable them to discover their values, skills, and the world around them, connecting with others in a multicultural environment; and

WHEREAS, Girl Scouting is continuing a legacy of creating gender balanced leadership in the United States and the world in its second century of service to girls, by providing girls with the tools to become leaders dedicated to making this country and the world a better place; and

WHEREAS, Girl Scouts offers hands-on, girl-led, girl-centered learning in STEM, the outdoors, and entrepreneurship, and abundant opportunities to develop invaluable life skills, helping all girls take the lead early and often; and

WHEREAS, the Girl Scout Gold Award, the highest honor a Girl Scout can earn, acknowledges each recipient's power and dedication to not only bettering herself, but to making the world a better place for others; and

WHEREAS, Girl Scouts was founded in 1912 by Juliette Gordon Low whose life mission was to build girls of courage, confidence, and character and through her legacy continues to have an extraordinary influence on the lives of millions of girls across the country.

NOW, THEREFORE, I, Dr. Larry Wallace Jr., Mayor of the City of Manor, Texas, and on behalf of the Manor City Council, do hereby proclaim March 12, 2020, as:

“National Girl Scouts Day”

In the City of Manor and urge all citizen to applaud the Girl Scout Movement and recognize this day in celebration and recognition of the girl-led, all girl space where girls thrive and develop their talents and leadership skills.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Manor to be affixed this 4th day of March 2020.

Dr. Larry Wallace Jr., Mayor
City of Manor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 4, 2020

PREPARED BY: Lluvia T. Almaraz, City Secretary

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the City Council Minutes:

- February 19, 2020, Regular Meeting; and
- February 22, 2020, Workshop Session

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

February 19, 2020, Regular Meeting

February 22, 2020, Workshop Session

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the City Council Minutes of the February 19, 2020, Regular Meeting; and February 22, 2020, Workshop Session.

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



**CITY COUNCIL
REGULAR SESSION MINUTES
FEBRUARY 19, 2020**

PRESENT:

Dr. Larry Wallace Jr., Mayor (Arrived at 6:17 p.m.)

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 (Arrived at 6:07 p.m.)
Valerie Dye, Place 6

CITY STAFF:

Thomas Bolt, City Manager
Lluvia T. Almaraz, City Secretary
Ryan Phipps, Chief of Police
Lydia Collins, Director of Finance
Scott Dunlop, Assistant Development Services Director
Debbie Charbonneau, Community Development Manager
Sarah Friberg, Court Administrator
Michael Tuley, Public Works Director

WORKSHOP SESSION – 6:00 P.M.

With a quorum of the Council Members present, the workshop session of the Manor City Council was called to order by Council Member Scarbrough at 6:10 p.m. on Wednesday, February 19, 2020, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

A. Discussion of Regular Agenda Items

Assistant Development Services Director Dunlop discussed the following items:

- Item 14 - Ordinance No. 565 - *Zoning Code Modifications*

Zoning Code Modifications

- Definitions (Sec. 14.01.008)
- Establishment of Zoning Districts (Sec. 14.02.003)
 - Created 4 new districts
 - Single Family Estate
 - Two-Family
 - Townhome
 - Multi-Family 15
 - Modified name of 5 districts
 - Single Family Suburban
 - Single Family Standard
 - Multi-Family 25
 - Institutional Small
 - Institutional Large
- Moved and redefined Residential Zoning Districts (Sec. 14.02.004)
- Changed/Re-formatted Residential Permitted Use Table (Sec. 14.02.005)
- Added Residential Land Use Conditions (Sec. 14.02.006)
- Revised Residential Development Standards (Lot sizes, setbacks, DU sizes) (Sec. 14.02.007)
 - Noted that lots in town start at smaller DU size
 - Added section on setback encroachments
- Moved and redefined Non-Residential Zoning Districts (Sec. 14.02.008)
- Changed/Reformatted Non-Residential Permitted Use Table (Sec. 14.02.009)
- Added Non-Residential District Conditions (Sec. 14.02.010)
- Added Non-Residential Use Conditions (Sec. 14.02.011)
- Revised Non-Residential Development Standards (Lot sized, lot areas, setbacks)
 - Added section on setback encroachments
- Moved Historic District, Municipal Parks District, MRRA, and Airport Overlay into Special Districts and Overlay division (Division IV)
- Added Accessory and Temporary Structures and Uses sections (Division V)
- Added Outdoor Storage and Display sections (Sec. 14.02.020)
- Added architectural standards (Division VI)
 - Covers things like façade/elevation differentiation, roof pitches, building articulation, windows and doors, entry articulation, garage doors, pedestrian access, amenities
- Added Specific Use Permit procedures (Article 14.03)
 - Formally Conditional Use Permits
- Revised and added to the Non-conforming section (Article 14.04)
 - Nonconforming structure (Sec. 14.04.002) – enlarged up to 50% of it's size before needing to conform, damaged greater than 50% needing to conform, vacant for more than 90 days converted to conforming use

- Nonconforming use (Sec. 14.04.003) – cannot be enlarged
- Nonconforming sites (Sec. 14.04.004) – can change to similar tenant or less intense use tenant and not conform. Change to a more intense use tenant and site has to be converted to conforming. Abandoned sites (vacant 90 days. Multi-tenant sites/buildings are vacant if less than 30% occupied.)
- Nonconforming Lots (Sec 14.04.005) – Can be developed as if conforming but cannot be further subdivided if it remains or creates nonconforming lots
- Added zoning procedures and moved PUD procedures (Secs. 14.05.002)

Provisions removed to be added elsewhere

- Site plans (added to Site Development Ord, new Chapter 15)
 - Site Development Ord:
 - Site Development Permits (minor updates)
 - Parking Standards (major updates)
 - Landscaping (major updates)
 - Signs (major updates)
 - Outdoor Lighting (no changes)
 - Wireless Transmission Facilities (new code)
- Parking Requirements (added to Site Development Ord, new Chapter 15)
- Sexually oriented businesses (added to Business Chapter 4)
- Performance standards (added to Chapter 8 Offenses and Nuisances as Environmental Standards)
- Item 15 - Ordinance No. 566 - Chapter 2 *Animal Control*
- Item 16 - Ordinance No. 567 - Chapter 15 *Site Development*
- Item 17 - Ordinance No. 568 - Chapter 4 *Business Regulations*
- Item 18 - Ordinance No. 569 - Chapter 6 *Health and Sanitation*
- Item 19 - Ordinance No. 570 - Chapter 8 *Offenses and Nuisances*
- Item 20 - Ordinance No. 571 – Chapter 15 *Site Development to Manor's Code of Ordinances*

With no further discussion the workshop session of the Manor City Council was adjourned at 7:06 p.m. on Wednesday, February 19, 2020.

REGULAR SESSION – 7:12 P.M.

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Wallace Jr. at 7:12 p.m. on Wednesday, February 19, 2020, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PLEDGE OF ALLEGIANCE

Mayor Wallace Jr. led the Pledge of Allegiance.

PUBLIC COMMENTS

Laurie Eiserloh, 3900 Avenue C, Austin Texas, introduced herself and spoke before City Council regarding her candidacy for Travis County District Attorney.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, spoke before City Council regarding the Bocce Spring League Tournament at Timmermann Park.

No one else appeared to speak at this time.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the City Council Minutes:

- February 5, 2020, Called-Special Session; and
- February 5, 2020, Regular Meeting

2. Consideration, discussion, and possible action on the acceptance of the January 2020 Departmental Reports:

- Police – Ryan Phipps, Chief of Police
- Development Services – Scott Dunlop, Assistant Dev. Services Director
- Community Development – Debbie Charbonneau, Community Dev. Manager
- Municipal Court – Sarah Friberg, Court Clerk
- Public Works – Michael Tuley, Director of Public Works
- Finance – Lydia Collins, Director of Finance

Mayor Wallace Jr. recognized the Public Works Department for sending two (2) park employees to irrigation school to obtain irrigation technician licenses.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Dye, the Council voted seven (7) “ayes” and none (0) “nays” to approve and adopt all items on the Consent Agenda. The motion carried unanimously.

At the direction of City Manager Bolt, Public Hearing No. 3 and Regular Item No. 4 were pulled from the agenda per applicant’s request.

PUBLIC HEARING

3. Public Hearing: Conduct a public hearing upon an Ordinance rezoning 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX, from Light Commercial (C-1) to Medium Commercial (C-2).

Item pulled, there was no action taken.

REGULAR AGENDA

4. **First Reading: Consideration, discussion, and possible action on an Ordinance rezoning 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX, from Light Commercial (C-1) to Medium Commercial (C-2). Applicant: Kimley-Horn and Associates. Owner: Cottonwood Holdings, LTD**

Item pulled, there was no action taken.

5. **Consideration, discussion and possible action on an agreement between the City of Manor and Integral Care for participation of expanded mobile crisis outreach team.**

The City staff recommended that the City Council approve the agreement between the City of Manor and Integral Care for participation of expanded mobile crisis outreach team.

Chief Phipps discussed the agreement for participation of expanded mobile crisis outreach team with the City of Manor and Integral Care.

The discussion was held regarding the service times set for assistance for the City of Manor by EMCOT Staff Members.

The discussion was held regarding the service areas and services for the City of Manor and Manor ISD.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Hill, the Council voted seven (7) “ayes” and no (0) “nays” to approve the agreement between the City of Manor and Integral Care for participation of expanded mobile crisis outreach team. The motion carried unanimously.

6. **Consideration, discussion, and possible action on a resolution authorizing the Manor Police Department to apply for the General Victim Assistance Grant (VOCA) funds through the Office of the Governor, Public Safety Office, Criminal Justice Division.**

The City staff recommended that the City Council approve Resolution No. 2020-02 authorizing the Manor Police Department to apply for grant funds from the General Victim Assistance Grant (VOCA) through the Office of the Governor, Public Safety Office, Criminal Justice Division to continue the Victim Services Network Project.

Lieutenant Allen discussed the grant for General Victim Assistance Grant (VOCA) funds through the Office of the Governor, Public Safety Office, Criminal Justice Division.

Resolution No. 2020-02: A Resolution of the City Council of the City of Manor, Texas, Authorizing the Filing of a General Victim Assistance (VOCA) Grant Application to the Office of the Governor of Texas, Public Safety Office, Criminal Justice Division; and Authorizing the City Manager to Act as the Grantee’s Authorized Official in All Matters Pertaining to the City’s Participation in the VOCA Grant.

The discussion was held regarding the partnership with City of Jonestown and City of Lago Vista.

The discussion was held regarding the fees that would be included in the FY20-21 Budget.

MOTION: Upon a motion made by Council Member Dye and seconded by Council Member Scarbrough, the Council voted seven (7) “ayes” and no (0) “nays” to approve Resolution No. 2020-02 authorizing the Manor Police Department to apply for grant funds from the General Victim Assistance Grant (VOCA) through the Office of the Governor, Public Safety Office, Criminal Justice Division to continue the Victim Services Network Project. The motion carried unanimously.

7. Consideration, discussion, and possible action on adopting a Continuing Disclosure Policy for the City of Manor.

The City staff recommended that the City Council approve the Continuing Disclosure/Material Event Notice Policy.

Lydia Collins, Finance Director was available to address any questions posed by the City Council.

City Manager Bolt discussed the Continuing Disclosure Policy for the City of Manor.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Dye, the Council voted seven (7) “ayes” and no (0) “nays” to approve the Continuing Disclosure/Material Event Notice Policy. The motion carried unanimously.

8. Consideration, discussion, and possible action on award of a contract addendum for Design, Bidding and Construction Engineering services for the Bastrop Parsons Wastewater Improvements Project, CIP S-32.

The City staff recommend that the City Council award a contract addendum to Jay Engineering Company, Inc. for Design, Bidding and Construction Engineering services for the Bastrop Parsons Wastewater Improvements Project, CIP S-32.

At the direction of City Manager Bolt, City Engineer Phelan discussed the contract addendum for the Bastrop Parsons Wastewater Improvements Project, CIP S-32.

The discussion was held regarding the total cost of the project.

The discussion was held regarding the CIP project process.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Dye, the Council voted seven (7) “ayes” and no (0) “nays” to award a contract addendum to Jay Engineering Company, Inc. for Design, Bidding and Construction Engineering services for the Bastrop Parsons Wastewater Improvements Project, CIP S-32. The motion carried unanimously.

9. Consideration, discussion, and possible action on Change Order No. 2 for the 2017 Water Distribution System Improvements Project.

The City staff recommended that the City Council approve the proposed Change Order No. 2 for the 2017 Water Distribution System Improvements Project.

City Engineer Phelan discussed the Change Order for the 2017 Water Distribution System Improvement Project.

The discussion was held regarding the increase on the contract price and the contract time for the project.

The discussion was held regarding Change Order No. 1 for the project.

Mayor Wallace Jr. requested for future Change Orders to include a summary of previous change orders approved by Council, if any.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Dye, the Council voted seven (7) “ayes” and no (0) “nays” to approve the proposed Change Order No. 2 for the 2017 Water Distribution System Improvements Project. The motion carried unanimously.

10. Consideration, discussion, and possible action on Notice of Partial Assignment of Development Agreement – Shadowglen.

The City staff recommended that the City Council approve a partial assignment of development agreement with Shadowglen; and authorize the City Manager to execute the consent form.

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

City Manager Bolt discussed the Partial Assignment of Development Agreement for Shadowglen.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Dye, the Council voted seven (7) “ayes” and no (0) “nays” to approve a partial assignment of development agreement with Shadowglen; and authorize the City Manager to execute the consent form. The motion carried unanimously.

11. Consideration, discussion, and possible action on a development agreement for the Manor Apartment Development (W2 Real Estate).

The City staff recommended that the City Council approve a development agreement for the Manor Apartment Development (W2 Real Estate).

Assistant Development Services Dunlop discussed the development agreement for the Manor Apartment Development (W2 Real Estate).

The discussion was held regarding the wastewater line for the development.

The discussion was held regarding the expansion of the road.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Dye, the Council voted seven (7) “ayes” and no (0) “nays” to approve a development agreement for the Manor Apartment Development (W2 Real Estate). The motion carried unanimously.

12. Consideration, discussion, and possible action on a parkland fee-in-lieu for the Manor Grand Apartments.

The City staff recommended that the City Council assess a parkland fee-in-lieu for the Manor Grand Apartments of \$550 per dwelling unit.

Assistant Development Services Director Dunlop discussed the parkland fee-in-lieu for the Manor Grand Apartments.

The discussion was held regarding the one-time assess permit fee to the developer for each dwelling unit.

The discussion was held regarding the park fund account.

The discussion was held regarding the set fee of \$550 on the subdivision ordinance.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Dye, the Council voted seven (7) “ayes” and no (0) “nays” to assess a parkland fee-in-lieu for the Manor Grand Apartments of \$550 per dwelling unit. The motion carried unanimously.

13. Consideration, discussion, and possible action on a parkland fee-in-lieu for the Grassdale Apartments.

The City staff recommended that the City Council assess a parkland fee-in-lieu for the Grassdale Apartments of \$550 per dwelling unit.

Assistant Development Services Director Dunlop discussed the parkland fee-in-lieu for the Manor Grand Apartments.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Dye, the Council voted seven (7) “ayes” and no (0) “nays” to assess a parkland fee-in-lieu for the Grassdale Apartments of \$550 per dwelling unit. The motion carried unanimously.

14. Second and Final Reading: Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances Chapter 14 Zoning to amend sections General including Application, and Definitions; Zoning District and Regulations including General Requirements and Limitations, Zoning of Annexed Areas, and Establishment of Zoning Districts; Construction Plans; Conditional Use Permits; Nonconforming Uses; Sexually Oriented Businesses; and other related matters.

The City staff recommended that the City Council approve Ordinance No. 565 amending the Manor Code of Ordinance by Repealing Chapter 14 Zoning and Adopting a New Chapter 14 Zoning by Providing General Requirements, Zoning Districts, Zoning Regulations, and Standards for the Development and Use Land within the City.

Assistant Development Services Director Dunlop discussed the outdoor storage and display sections (Division V).

The discussion was held regarding the ordinance applying to Commercial Businesses only.

Ordinance No. 565: An Ordinance of the City of Manor, Texas, Amending the Manor Code of Ordinances by Repealing Chapter 14 Zoning and Adopting a new Chapter 14 Zoning by Providing General Requirements, Zoning Districts, Zoning Regulations, and Standards for the Development and Use of Land Within the City; Providing Severability, Savings Clause, Open Meetings and Effective Date Clauses; Providing Penalties; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Dye and seconded by Council Member Scarbrough, the Council voted seven (7) “ayes” and no (0) “nays” to approve Ordinance No. 565 amending the Manor Code of Ordinance by Repealing Chapter 14 Zoning and Adopting a New Chapter 14 Zoning by Providing General Requirements, Zoning Districts, Zoning Regulations, and Standards for the Development and Use Land within the City. The motion carried unanimously.

15. Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances Chapter 2 Animal Control.

The City staff recommended that the City Council approve Ordinance No. 566 amending Manor Code of Ordinances Chapter 2 Animal Control.

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

The discussion was held regarding the publication of the ordinance for the public.

Ordinance No. 566: An Ordinance of the City of Manor, Texas, Amending Chapter 2 Animal Control by Amending Article 2.01 General Provisions; Amending Article 2.04 General Regulations for Keeping Animals; Providing Severability, Savings Clause, Open Meetings and Effective Date Clauses; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Scarbrough and seconded by Council Member Amezcua, the Council voted seven (7) “ayes” and no (0) “nays” to approve Ordinance No. 566 amending Manor Code of Ordinances Chapter 2 Animal Control. The motion carried unanimously.

16. Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances Chapter 3 Building Regulations.

The City staff recommended that the City Council approve Ordinance No. 567 amending Manor Code of Ordinances Chapter 3 Building Regulations.

Assistant Development Services Director Dunlop discussed the Building Regulations.

Ordinance No. 567: An Ordinance of The City of Manor, Texas, Amending Chapter 3 Building Regulations by Repealing Article 3.09 Landscaping and Screening; Repealing Article 3.10 Signs; Repealing Article 3.11 Outdoor Lighting; Providing Severability, Savings Clause, Open Meetings and Effective Date Clauses; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Dr. Harvey and seconded by Council Member Dye, the Council voted seven (7) “ayes” and no (0) “nays” to approve Ordinance No. 567 amending Manor Code of Ordinances Chapter 3 Building Regulations. The motion carried unanimously.

17. Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances Chapter 4 Business Regulations.

The City staff recommended that the City Council approve Ordinance No. 568 amending Manor Code of Ordinances Chapter 4 Business Regulations.

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

Billy Duett, Duetts Tire Service, 106 W. Parson Street, Manor, Texas, spoke before City Council regarding Business Zoning Regulations. Mr. Duett is requesting City’s support for small businesses regarding business property improvements.

Ordinance No. 568: An Ordinance of the City of Manor, Texas, Amending Chapter 4 Business Regulations by Adding Article 4.11 Adult Oriented Businesses; Providing Severability, Savings Clause, Open Meetings and Effective Date Clauses; 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) “ayes” and no (0) “nays” to approve Ordinance No. 568 amending Manor Code of Ordinances Chapter 4 Business Regulations. The motion carried unanimously.

18. Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances Chapter 6 Health and Sanitation.

The City staff recommended that the City Council approve Ordinance No. 569 amending Manor Code of Ordinances Chapter 6 Health and Sanitation.

Assistant Development Services Director Dunlop discussed the penalties with the court for Chapter 6 Health and Sanitations for residents and commercial.

The discussion was held regarding the responsibilities of the homeowner to maintain property.

Ordinance No. 569: An Ordinance of the City of Manor, Texas, Amending Chapter 6, Article 6.03, Division 5, Section 6.03.131 Duties of Owners or Occupants; Providing Severability, Savings Clause, Open Meetings and Effective Date Clauses; 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) “ayes” and no (0) “nays” to approve Ordinance No. 569 amending Manor Code of Ordinances Chapter 6 Health and Sanitation. The motion carried unanimously.

19. Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances Chapter 8 Offenses and Nuisances.

The City staff recommended that the City Council approve Ordinance No. 570 amending Manor Code of Ordinances Chapter 8 Offenses and Nuisances.

The discussion was held regarding the noise ordinance restrictions.

Chief Phipps discussed the process for handling noise complaints within the city.

The discussion was held regarding decibel meters.

The discussion was held regarding the businesses noise time restrictions and regulations.

Assistant Development Services Director Dunlop discussed Section 8.08.004 Odorous Matter.

The discussion was held regarding odors outside city limits.

Ordinance No. 570: An Ordinance of the City of Manor, Texas, Amending Chapter 8, Article 8.04 Noise; Adding Article 8.08 Environmental Standards; Providing Severability, Savings Clause, Open Meetings and Effective Date Clauses; 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) “ayes” and no (0) “nays” to approve Ordinance No. 570 amending Manor Code of Ordinances Chapter 8 Offenses and Nuisances. The motion carried unanimously.

20. Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances to add Chapter 15 Site Development.

The City staff recommended that the City Council approve Ordinance No. 571 amending Manor Code of Ordinances to add Chapter 15 Site Development.

Assistant Development Services Director Dunlop discussed the new Chapter 15 for Manor Code of Ordinances for Site Development.

Ordinance No. 571: An Ordinance of the City of Manor, Texas, Amending Manor Code of Ordinances by Adding Chapter 15 Site Development; Providing Severability, Savings Clause, Open Meetings and Effective Date Clauses; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Dr. Harvey and seconded by Council Member Dye, the Council voted seven (7) “ayes” and no (0) “nays” to approve Ordinance No. 571 amending Manor Code of Ordinances to add Chapter 15 Site Development. The motion carried unanimously.

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 551.076 and Section 551.089 Deliberation Regarding Security Devices or Security Audits* at 8:46 p.m., on Wednesday, February 19, 2020, City Council Conference Room of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

The Executive Session was adjourned at 9:06 p.m. on Wednesday, February 19, 2020.

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 9:06 p.m. on Wednesday, February 19, 2020, in the Council Chambers of the Manor City Hall.

Mayor Wallace Jr. opened the floor for action to be taken on the items discussed in the Executive Session.

There was no action taken.

ADJOURNMENT

The Regular Session of the Manor City Council Adjourned at 9:07 p.m. on Wednesday, February 19, 2020.

These minutes approved by the Manor City Council on the 4th day of March 2020.

APPROVED:

Dr. Larry Wallace Jr.
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary



**CITY COUNCIL
WORKSHOP SESSION MINUTES
FEBRUARY 22, 2020**

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 (Arrived at 11:37 a.m.)
Valerie Dye, Place 6

CITY STAFF:

Thomas Bolt, City Manager
Lluvia T. Almaraz, City Secretary
Heath Ferguson, IT Manager

WORKSHOP SESSION – 10:00 A.M.

With a quorum of the Council Members present, the workshop session of the Manor City Council was called to order by Mayor Dr. Wallace Jr. at 10:00 a.m. on Saturday, February 22, 2020, in the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PLEDGE OF ALLEGIANCE

At the request of Mayor Wallace Jr., City Manager Bolt, let the Pledge of Allegiance.

PUBLIC COMMENTS

No one appeared to speak at this time.

The discussion was held regarding the following:

- IT Technology – IT Manager Ferguson discussed several options for City Council regarding computers and agenda software.

City Council concurred that Dr. Harvey would be the Council Liaison for communications with the IT Department.

- Charter Amendment Recommendations – City Council discussed the following Sections of the City of Manor Home Rule Charter.

- Section 3.01 Governing Body
- Section 3.02 Term Limitations
- Section 3.09 Compensation
- Section 6.05 Signatures
- Section 7.07 City Secretary
- Section 7.10 Municipal Court
- Section 10.02 Comprehensive Plan
- Section 10.04 Planning and Zoning Commission
- Section 12.01 Ethics Commission
- Section 13.08 Charter Review

- Goals & Visions – City Council discussed the following:

- 2050 Eastern Crescent Strategic Development Plan
- 290 Tollway Extension
- Economic Development Committee
- Mayor's Advisory Committee
- Communications
- End of School Year Festivities
- Protocol & Common Courtesies
- HBCU Tech Week/Battle of the Brains
- 2020 Elections
- 2020 US Census
- Charter Committee
- Manor Palooza

There was no action taken.

ADJOURNMENT

The Workshop Session of the Manor City Council Adjourned at 2:00 p.m. on Saturday, February 22, 2020.

These minutes approved by the Manor City Council on the 4th day of March 2020.

APPROVED:

Dr. Larry Wallace Jr.
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

Draft Minutes



AGENDA ITEM NO. ²_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 4, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Release and Termination of Wastewater Easement being 0.176 acres of land out of the Greenbury Gates Survey No. 63, Abstract 315 and being recorded in document number 2019057852 of the Official Public Records of Travis County.

BACKGROUND/SUMMARY:

This is for a wastewater easement in Manor Commons just north of the new section of Ring Road. The easement needs to be vacated because a new easement will be dedicated along with the Final Plat for Lots 12A and 12B that is a combined wastewater and water easement.

PRESENTATION: ☐ YES ☒ NO

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

Release and Termination

Current easement to be vacated

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve a Release and Termination of Wastewater Easement being 0.176 acres of land out of the Greenbury Gates Survey No. 63, Abstract 315 and being recorded in document number 2019057852 of the Official Public Records of Travis County.

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

RELEASE AND TERMINATION OF WASTEWATER UTILITY EASEMENT

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

THAT WHEREAS, the CITY OF MANOR, TEXAS ("Grantee"), currently holds certain easement rights under the terms and conditions of that certain "Wastewater Utility Easement" recorded under Document No. 2019057852, Official Public Records of Travis County, Texas ("Easement"); and

WHEREAS, Grantee no longer requires the Easement, and desires to terminate and release the Easement;

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantee does hereby RELEASE, TERMINATE, EXTINGUISH and DISCHARGE the Easement.

It is expressly agreed and understood that this is a full and complete release and termination of the Easement and that the Easement, and all rights and obligations associated therewith are terminated hereby.

EXECUTED by the undersigned effective as of _____, 20__.

GRANTEE:

CITY OF MANOR, TEXAS

By: _____
Dr. Larry Wallace Jr., Mayor

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

 This instrument was acknowledged before me on _____, 20____,
by Dr. Larry Wallace Jr., Mayor of the City of Manor, Texas, a Texas municipal corporation, on
behalf of said municipal corporation.

(seal)

Notary Public Signature

AFTER RECORDING RETURN TO:

City of Manor, Texas
Attn: City Secretary
105 E. Eggleston Street
Manor, Texas 78653

**0.176 Acre
Wastewater Easement
Page 2 of 2**

THENCE continuing through the interior of said (39.15 acre) tract the following nine (9) courses

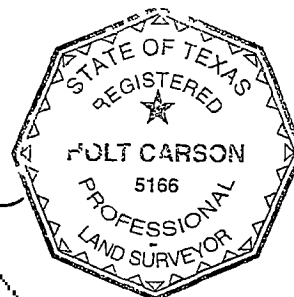
- 1) **S 67 deg 41'29" E 15.00 ft.** to a calculated point at the Northeast corner of the herein described easement,
- 2) **S 22 deg 18'31" W 132.26 ft** to a calculated point,
- 3) **S 51 deg 56'30" W 61.05 ft** to a calculated point,
- 4) **S 24 deg 02'38" W 114.94 ft** to a calculated point,
- 5) **S 23 deg 02'40" W 144.66 ft** to a non-tangent calculated point of curvature,
- 6) Along a curve to the right with a radius of 1075.00 ft for an arc length of 40.58 ft and which chord bears, **S 58 deg 12'05" E 40.58 ft** to a calculated point
- 7) **S 23 deg 02'40" W 15.23 ft** to a non-tangent calculated point of curvature,
- 8) Along a curve to the left with a radius of 1060.00 ft for an arc length of 50.57 ft and which chord bears, **N 58 deg 20'46" W 50.57 ft** to a calculated point,
- 9) **S 23 deg 02'40" W 15.12 ft** to a calculated point in the curving North Right-of-way line of Ring Drive from which a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found in the North Right-of-way line of said Ring Drive bears, **S 50 deg 24'56" E 233.65 ft** (chord bearing and distance),

THENCE continuing through the interior of said (39.15 acre) tract with the North right-of-way line of Ring Drive, along a curve to the left with a radius of 1045.00 ft for an arc length of 5.15 ft and which chord bears, **N 59 deg 44'54" W 5.15 ft** to the **PLACE OF BEGINNING** and containing **0.176 acre** of land

PREPARED December 4, 2018

Holt Carson

Registered Professional Land Surveyor No. 5166
see accompanying map C 919002

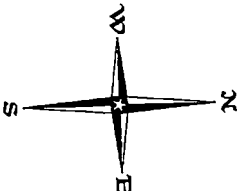


Legend

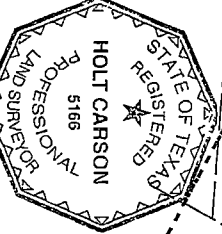
- Capped Iron Rod Found as noted
- Calculated Point
- (Record Bearing and Distance)

SCALE 1 = 200

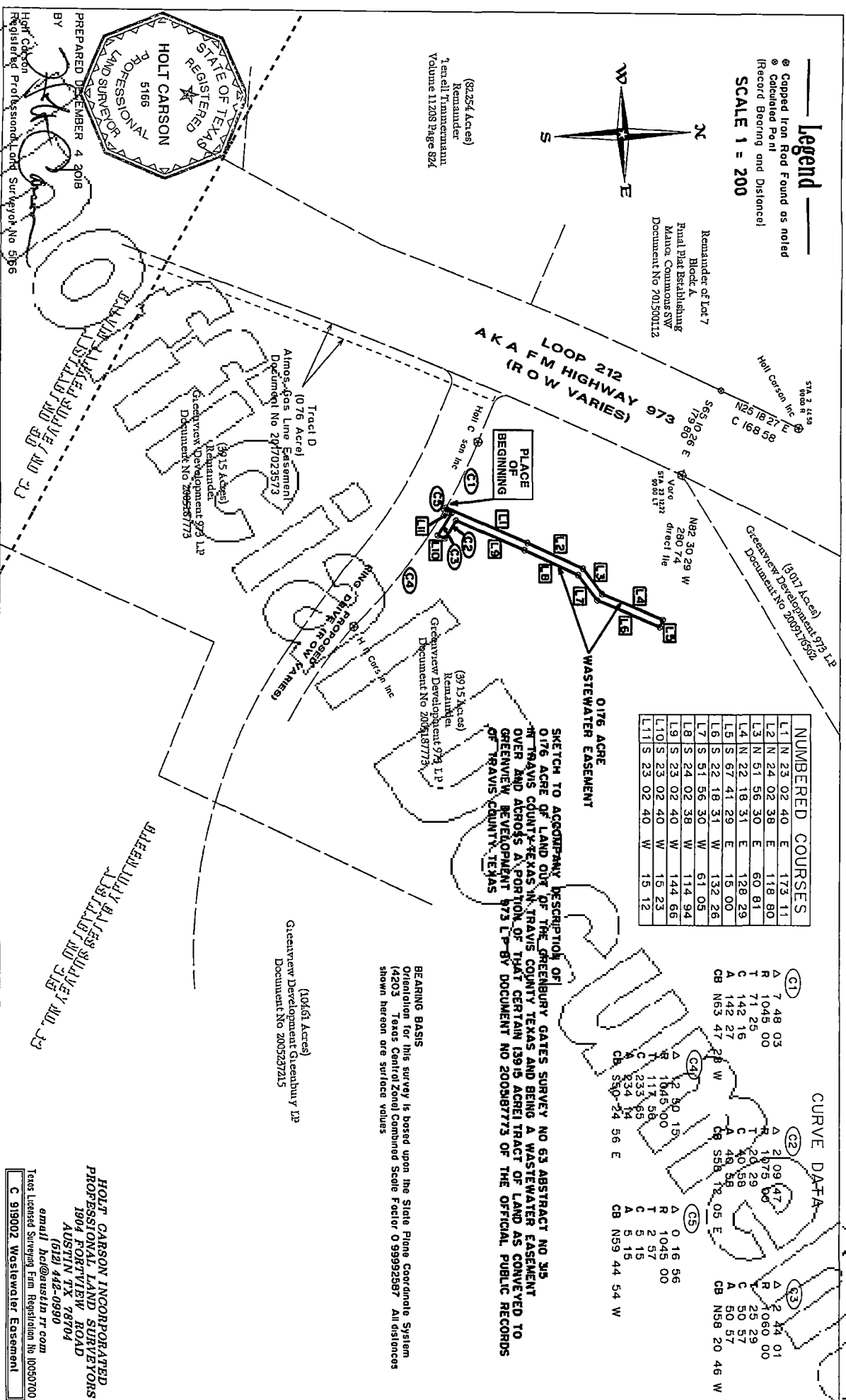
Remainder of Lot 7
Block A
Final Plat Establishing
Macon Commons SW
Document No 201500112



(82.25 Acres)
Remainder
1st and 2nd Tracts
Volume 11208 Page 824



PREPARED DECEMBER 4 2018
BY
Holt Carson
Registered Professional Land Surveyor No. 5166



NUMBERED COURSES			
L1	N 23 02 40	E	173.11
L2	N 24 02 38	E	118.80
L3	N 51 56 30	E	60.81
L4	N 22 18 31	E	128.29
L5	S 67 41 29	E	15.00
L6	S 22 18 31	W	132.26
L7	S 51 56 30	W	61.05
L8	S 24 02 38	W	114.94
L9	S 23 02 40	W	144.66
L10	S 23 02 40	W	15.23
L11	S 23 02 40	W	15.12

0.176 ACRE WASTEWATER EASEMENT

SKETCH TO ACCOMPANY DESCRIPTION OF
0.176 ACRE OF LAND OUT OF THE GREENBURY GATES SURVEY NO 63 ABSTRACT NO 315
IN TRAVIS COUNTY TEXAS AND BEING A WASTEWATER EASEMENT
OVER AND ACROSS A PORTION OF THAT CERTAIN 139.15 ACRE TRACT OF LAND AS CONVEYED TO
GREENVIEW DEVELOPMENT 973 LP BY DOCUMENT NO 200887773 OF THE OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY TEXAS

BEARING BASIS

Orientation for this survey is based upon the State Plane Coordinate System
(4203 Texas Central Zone) Combined Scale Factor 0.99992587 All distances
shown herein are surface values

(104.61 Acres)
Greenview Development Greenbury LP
Document No 2005237215

(10.76 Acre)
Almos Gas Line Easement
Document No 2017023573

(9.15 Acres)
Greenview Development 973 LP
Document No 2005237773

(C1)	A 7 48 03	R 1045 00	T 71 25	C 142 16	A 142 27	CB N63 47
(C2)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C3)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C4)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C5)	A 0 16 56	R 1045 00	T 2 57	C 3 15	A 3 15	CB N59 44 54 W
(C6)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C7)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C8)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C9)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
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(C14)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C15)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
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(C29)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C30)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C31)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
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(C53)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
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(C80)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C81)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C82)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
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(C84)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C85)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
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(C93)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C94)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C95)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C96)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C97)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C98)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C99)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W
(C100)	A 2 09 47	R 1060 00	T 25 29	C 50 37	A 50 37	CB N58 20 46 W

HOLT CARSON INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN TX 78704
(512) 442-0990
email: hca@austlnr.com
Texas Licensed Surveying Firm Registration No. 0050700
C 919002 Wastewater Easement



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 4, 2020

PREPARED BY: Thomas Bolt, City Manager

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Second Amendment to Restated, Revised and Amended Agreement regarding the Creation and Operation of the Presidential Glen Municipal Utility District.

BACKGROUND/SUMMARY:

The City of Manor approved the creation of Presidential Glen Municipal Utility District (the “District”), which initially comprised ±212 acres, by “Agreement Regarding the Creation and Operation of Presidential Glen Municipal Utility District” (the “Original Consent Agreement”) dated effective June 2, 2004 and joined in by the District on March 31, 2006. The Original Consent Agreement limited the District’s bonding authority to \$15,000,000 and a combined City and District tax rate of no more than \$0.90.

The Original Consent Agreement was subsequently amended by a “First Amendment to Agreement Regarding the Creation and Operation of Presidential Glen Municipal Utility District” dated effective April 28, 2008, which among other things, provided for City’s consent to the annexation into the City and the District of additional acreage. This amendment also increased the District’s bonding authority from \$15,000,000 to \$35,000,000, presumably to account for the annexation into the District of ±202 additional acres (i.e., the “Perry Tract” and the “BAD Gunn Tract”).

The City, the District, and the developer subsequently entered into a “Restated, Revised and Amended Agreement Regarding the Creation and Operation of the Presidential Glen Municipal Utility District” dated effective June 2, 2004, which has since been amended by a “First Amendment to Restated, Revised and Amended Agreement Regarding the Creation and Operation of the Presidential Glen Municipal Utility District” dated effective November 29, 2016 (collectively, the “Restated Consent Agreement”). The Restated Consent Agreement reduced the District’s bonding authority back to \$15,000,000 and changed the tax rate limitation to the greater of (a) a combined City and District tax rate of no more than \$0.95; or (b) a total District tax rate of \$0.30.

Request for Amendment: The District respectfully requests that the Restated Consent Agreement be amended to increase the principal amount of bonds which can be issued by the District to \$30,000,000

At the time the initial criteria was included in the Agreement, it was estimated that \$15,000,000 total principal amount of bonds was the total amount of bonds that could be issued and still comply with either tax rate criteria. Since then, the District has almost doubled in size and development costs have escalated.

Development within the District is now nearing completion. The total projected costs of providing utility facilities to the entire District at full build-out has increased to \$21,839,569, and the total projected principal amount of bonds required to finance those costs is now \$28,275,000 plus approximately \$850,000 of surplus General Funds.

PRESENTATION: ☐YES ☐NO

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

Agreement

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the Second Amendment to Restated, Revised and Amended Agreement regarding the Creation and Operation of the Presidential Glen Municipal Utility District.

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

**SECOND AMENDMENT TO
RESTATED, REVISED AND AMENDED
AGREEMENT REGARDING THE CREATION AND OPERATION OF
THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT**

This **SECOND AMENDMENT TO RESTATED, REVISED AND AMENDED AGREEMENT REGARDING THE CREATION AND OPERATION OF THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT** (this "Amendment") is entered into effective as of _____, 2020 among the **CITY OF MANOR, TEXAS**, a Texas home rule municipal corporation (the "City"), **PRESIDENTIAL GLEN, LTD.**, a Texas limited partnership ("Presidential Glen"), **WEST ELGIN DEVELOPMENT CORPORATION**, a Texas corporation ("Elgin"), **LGI HOMES - TEXAS, LLC**, a Texas limited liability company ("LGI"), **TERRELL TIMMERMAN FARM, LP**, a Texas limited partnership ("Timmermann"), and **PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT**, a municipal utility district created under Chapters 49 and 54 of the Texas Water Code (the "District"). The City, the District, Presidential Glen, Elgin, LGI, and Timmermann are sometimes referred to herein collectively as the "Parties" or individually as the "Party".

RECITALS

A. The City, the District, and Presidential Glen (individually and as agent for BAD Gunn Limited Partnership, a Texas limited partnership ("BAD Gunn"), the Estate of Robert Andrew Gunn (the "Robert Gunn Estate"), and Elgin) previously entered in a Restated, Revised and Amended Agreement Regarding the Creation and Operation of the Presidential Glen Municipal Utility District dated effective June 19, 2009 (the "Restated Consent Agreement"), which, among other things, memorialized the City's consent to the creation of the District over ± 212 acres and set forth certain terms and conditions governing the construction, financing, operation, maintenance, and ownership of the water, sewer, and drainage utilities and park and recreational facilities serving the property within the District.

B. In November 2013, the District, with the consent of the City, annexed an additional ± 203 acres into the boundaries of the District.

C. In January 2014, LGI acquired ± 116.694 acres in the District from Presidential Glen as well as all of BAD Gunn's property in the District (collectively, the "LGI Property"), and became the successor to the rights, obligations, and interests of BAD Gunn and Presidential Glen under the Restated Consent Agreement with respect to the LGI Property.

D. The ± 29.764 acres originally owned by the Robert Gunn Estate is now owned by Timmermann, and Timmermann has, accordingly, become the successor to all rights, obligations, and interests of the Robert Gunn Estate under the Restated Consent Agreement.

E. In 2016, the City, the District, Presidential Glen, Elgin, LGI, and Timmermann's predecessor-in-interest amended the Restated Consent Agreement pursuant to a First Amendment to Restated, Revised and Amended Agreement Regarding the Creation and Operation of the Presidential Glen Municipal Utility District dated effective November 29, 2016 to modify the mechanics of how and when the Utility System, the Drainage System, and the Park Facilities, as such terms are defined in the Restated Consent Agreement, will be constructed, owned, operated, and maintained. The Restated Consent Agreement, as amended, is referred to herein as the "Consent Agreement".

F. In order to account for the increase in acreage comprising the District and escalating construction costs, the Parties now desire to amend the Consent Agreement to adjust

the contractual limitations on the District's bonding authority.

AGREEMENT

1. **Defined Terms.** Capitalized terms not defined in this Amendment have the meanings ascribed thereto in the Consent Agreement.

2. **Bonding Authority.** Section 4.01 of the Consent Agreement is hereby amended and restated in its entirety so as to read as follows:

“4.01. The District may issue up to \$30,000,000.00 in principal amount of new money bonds, notes, and other obligations, including bond anticipation notes as approved herein (the “Bonds”), for the purpose of purchasing, constructing, acquiring, owning, improving or extending a water works, sanitary sewer and drainage, storm sewer, and water quality systems and parks and recreational facilities as authorized pursuant to Chapter 49 of the Texas Water Code, including, but not limited to, all additions to such systems and facilities and all works, improvements, facilities, equipment, appliances, interests in property, and contract rights needed therefore, all costs associated with requirements for federal storm water permits, all costs associated with requirements for endangered species permits, and administrative facilities needed in connection therewith. The District may also issue refunding bonds, so long as the refunding produces a net present value savings to the District. Any new money Bonds above \$30,000,000.00 in principal amount (the “Additional Bonds”) may only be issued with the prior consent of the City. Such Additional Bonds shall be the subject of an additional agreement between the Parties.”

3. **Effect of Amendment.** Except as specifically provided in this Amendment, the terms of the Consent Agreement continue to govern the rights and obligations of the parties, and the terms of the Consent Agreement remain in full force and effect. If there is any conflict or inconsistency between this Amendment and the Consent Agreement, this Amendment will control and modify the Consent Agreement.

4. **Counterparts.** To facilitate execution, (a) this Amendment may be executed in any number of counterparts; (b) the signature pages taken from separate individually executed counterparts of this instrument may be combined to form multiple fully executed counterparts; and (c) a signature delivered by facsimile or in another electronic format (*e.g.*, .PDF via email) will be deemed to be an original signature for all purposes. All executed counterparts of this instrument will be deemed to be originals, and all such counterparts, when taken together, will constitute one and the same agreement.

* * *

IN WITNESS WHEREOF, the Parties have executed this Amendment to be effective as of the date first written above.

[counterpart signature pages follow]

COUNTERPART SIGNATURE PAGE TO:

**SECOND AMENDMENT TO
RESTATED, REVISED AND AMENDED
AGREEMENT REGARDING THE CREATION AND OPERATION OF
THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT**

CITY:

CITY OF MANOR, TEXAS

By: _____
Dr. Larry Wallace, Jr., Mayor

**THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §**

This instrument was acknowledged before me on the _____ day of _____, 2020, by Dr. Larry Wallace, Jr., Mayor of the City of Manor, a Texas municipal corporation, on behalf of said city.

NOTARY PUBLIC, State of Texas

COUNTERPART SIGNATURE PAGE TO:

**SECOND AMENDMENT TO
RESTATED, REVISED AND AMENDED
AGREEMENT REGARDING THE CREATION AND OPERATION OF
THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT**

PRESIDENTIAL GLEN:

PRESIDENTIAL GLEN, LTD., a Texas
limited partnership

By: Presidential Glen GP, Inc., a Texas
corporation, as sole general partner

By: _____
Peter A. Dwyer, President

**THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §**

This instrument was acknowledged before me on the _____ day of _____, 2020, by Peter A. Dwyer, President of Presidential Glen GP, Inc., a Texas corporation, general partner of Presidential Glen, Ltd., a Texas limited partnership, on behalf of said corporation and said limited partnership.

NOTARY PUBLIC, State of Texas

COUNTERPART SIGNATURE PAGE TO:

**SECOND AMENDMENT TO
RESTATED, REVISED AND AMENDED
AGREEMENT REGARDING THE CREATION AND OPERATION OF
THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT**

DISTRICT:

**PRESIDENTIAL GLEN MUNICIPAL
UTILITY DISTRICT**

By: _____
Kevin Coleman, President
Board of Directors

**THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §**

This instrument was acknowledged before me on the _____ day of _____, 2020, by Kevin Coleman, President of the Board of Directors of Presidential Glen Municipal Utility District, a political subdivision of the State of Texas, on behalf of said district.

NOTARY PUBLIC, State of Texas

COUNTERPART SIGNATURE PAGE TO:

**SECOND AMENDMENT TO
RESTATED, REVISED AND AMENDED
AGREEMENT REGARDING THE CREATION AND OPERATION OF
THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT**

LGI:

LGI HOMES - TEXAS, LLC, a Texas
limited liability company

By: _____
Name: _____
Title: _____

THE STATE OF _____ §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2020, by _____, _____ of LGI Homes - Texas, LLC, a Texas limited liability company, on behalf of said limited liability company.

NOTARY PUBLIC, State of Texas

COUNTERPART SIGNATURE PAGE TO:

**SECOND AMENDMENT TO
RESTATED, REVISED AND AMENDED
AGREEMENT REGARDING THE CREATION AND OPERATION OF
THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT**

ELGIN:

**WEST ELGIN DEVELOPMENT
CORPORATION**, a Texas corporation

By: _____
Peter A. Dwyer, President

**THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §**

This instrument was acknowledged before me on the _____ day of _____, 2020, by Peter A. Dwyer, President of West Elgin Development Corporation, a Texas corporation, on behalf of said corporation.

NOTARY PUBLIC, State of Texas

COUNTERPART SIGNATURE PAGE TO:

**SECOND AMENDMENT TO
RESTATED, REVISED AND AMENDED
AGREEMENT REGARDING THE CREATION AND OPERATION OF
THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT**

TIMMERMANN:

**TERRELL TIMMERMANN FARMS,
LP**, a Texas limited partnership

By: Timmermann GP, LLC, a Texas
limited liability company, its General
Partner

By: _____
Barth Timmermann, Manager

**THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §**

This instrument was acknowledged before me on the _____ day of _____, 2020, by Barth Timmermann, Manager of Timmermann GP, LLC, a Texas limited liability company, General Partner of Terrell Timmermann Farms, LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership.

NOTARY PUBLIC, State of Texas

Presidential Glen Municipal Utility District

Finance Plan - Max Reimbursement (\$0.30 total tax rate - includes 8% increase annually in existing improvements)

February 26, 2020

Executive Summary

Land Use		
Type of Development	Acreage	#Lots/Sq. Ft.
Single Family		
Presidential Glen	211.87	903
Presidential Heights	145.27	615
	-	-
Commercial	24.42	81,000
Undevelopable	34.00	
Total	415.56	1,518

Estimated Construction Costs	
<i>Internals - provided by Engineer in order of reimbursement</i>	
Presidential Glen Phase 1A	\$ 2,276,181
Presidential Glen Phase 2	1,217,941
Presidential Glen Phase 3	712,908
Presidential Glen Phase 4A	766,386
Presidential Glen Phase 4B	2,120,467
Presidential Heights Phase 1	2,394,534
Presidential Glen Phases 5 & 6	1,742,470
Presidential Heights Phase 2	739,196
Presidential Glen Phase 7	1,345,037
Presidential Heights Phases 3 & 4	2,539,000
Presidential Heights Phase 5 (estimated at \$12,000/lot)	1,428,000
Presidential Heights Phase 6 (estimated at \$12,000/lot)	1,512,000
subtotal	\$ 18,794,120
<i>Other</i>	
Contingencies (PH Phases 5 & 6) (10%)	294,000
Engineering (15%)	2,554,034
subtotal	\$ 2,848,034
TOTAL CONSTRUCTION COSTS	\$ 21,642,154
Creation and Organizational Costs	\$ 197,415
Total Construction, Creation, Operation Costs	\$ 21,839,569

Projected Assessed Valuation

	Acreage	House	Lot	Total	Number of Lots	Value
1A	34.86	\$ 188,346	\$ 33,238	\$ 221,584	138	\$ 30,578,592
2	26.72	188,346	33,238	221,584	106	23,487,904
3	14.54	188,346	33,238	221,584	73	16,175,632
4A	19.78	188,346	33,238	221,584	104	23,044,736
4B	34.25	188,346	33,238	221,584	115	25,482,160
5	29.81	188,346	33,238	221,584	152	33,680,768
6	12.18	188,346	33,238	221,584	50	11,079,200
7	39.73	188,346	33,238	221,584	165	36,561,360
PH1	34.86	188,346	33,238	221,584	109	24,152,656
PH2	26.72	188,346	33,238	221,584	96	21,272,064
PH3	15.26	188,346	33,238	221,584	61	13,516,624
PH4	37.94	188,346	33,238	221,584	104	23,044,736
PH5	14.81	188,346	33,238	221,584	119	26,368,496
PH6	15.68	188,346	33,238	221,584	126	27,919,584
Total	357.14				1518	\$ 336,364,512
Type Dev						
	\$	336,364,512	Single Family			
		8,100,000	Commercial	100		
Projected Ultimate Assessed Value	\$	344,464,512	(includes no inflation)			

Bond Issues

	Year	Bond Issue Size	Developer Reimbursement	Plus: Developer Interest	Total Reimbursement
	2017	\$ 3,500,000	\$ 2,668,564	\$ 173,936	\$ 2,842,500
	2018	3,250,000	2,433,519	253,849	2,687,368
	2019	2,850,000	2,138,576	171,086	2,309,662
	2020	3,000,000	2,252,967	180,237	2,433,204
	2021	1,500,000	1,092,500	87,400	1,179,900
	2022	3,500,000	2,633,125	210,650	2,843,774
	2023	1,750,000	1,287,075	102,966	1,390,041
	2024	2,250,000	1,667,543	133,403	1,800,946
	2025	2,600,000	1,937,350	154,988	2,092,338
	2026	1,975,000	1,391,500	139,150	1,391,500
	2027	-	-	-	-
	2028	2,100,000	2,336,850	148,685	2,485,535
	Total	\$ 28,275,000	\$ 21,839,569	\$ 1,756,351	\$ 23,456,770

Taxes

	2017	2018	2019	2020	2021
Debt Service	\$ -	\$ 0.1750	\$ 0.2225	\$ 0.1900	\$ 0.2140
Maintenance & Operation	0.2976	0.1250	0.0775	0.1100	0.0860
Sub-Total (District Only)	0.2976	0.3000	0.3000	0.3000	0.3000
City of Manor (2019 Rate)	0.7722	0.7522	0.8161	0.8161	0.8161
Total	\$ 1.0698	\$ 1.0522	\$ 1.1161	\$ 1.1161	\$ 1.1161
	2022	2023	2024	2025	2026
Debt Service	\$ 0.2220	\$ 0.2385	\$ 0.2435	\$ 0.2250	\$ 0.2390
Maintenance & Operation	0.0780	0.0615	0.0565	0.0750	0.0610
Sub-Total (District Only)	0.3000	0.3000	0.3000	0.3000	0.3000
City of Manor (2019 Rate)	0.8161	0.8161	0.8161	0.8161	0.8161
Total	\$ 1.1161	\$ 1.1161	\$ 1.1161	\$ 1.1161	\$ 1.1161
	2027	2028	2029	2030	2031
Debt Service	\$ 0.2390	\$ 0.2595	\$ 0.2595	\$ 0.2595	\$ 0.2595
Maintenance & Operation	0.0610	0.0405	0.0405	0.0405	0.0405
Sub-Total (District Only)	0.3000	0.3000	0.3000	0.3000	0.3000
City of Manor (2019 Rate)	0.8161	0.8161	0.8161	0.8161	0.8161
Total	\$ 1.1161	\$ 1.1161	\$ 1.1161	\$ 1.1161	\$ 1.1161

Public Finance Group has prepared the following analysis for the Developer utilizing the Developer's existing Land Plan as well as estimated costs, values and lot absorptions as provided by the Developer, and Public Finance Group makes no assurances that the property within the District will be developed in the manner herein described.

Presidential Glen Municipal Utility District

Land Development Schedule

Lots to be Developed	2004-2016	2017	2018	2019	2020	2021	2022	2023	Total
1A	138	0	0	0	0	0	0	0	138
2	106	0	0	0	0	0	0	0	106
3	73	0	0	0	0	0	0	0	73
4A	104	0	0	0	0	0	0	0	104
4B	115	0	0	0	0	0	0	0	115
5	152	0	0	0	0	0	0	0	152
6	50	0	0	0	0	0	0	0	50
7	0	0	165	0	0	0	0	0	165
PH1	109	0	0	0	0	0	0	0	109
PH2	0	96	0	0	0	0	0	0	96
PH3	0	0	61	0	0	0	0	0	61
PH4	0	0	0	104	0	0	0	0	104
PH5	0	0	0	0	119	0	0	0	119
PH6	0	0	0	0	0	126	0	0	126
Total Lots Developed	847	96	226	104	119	126	0	0	1518
Homes Constructed	2004-2016	2017	2018	2019	2020	2021	2022	2023	Total
1A	138	0	0	0	0	0	0	0	138
2	95	11	0	0	0	0	0	0	106
3	73	0	0	0	0	0	0	0	73
4A	104	0	0	0	0	0	0	0	104
4B	0	115	0	0	0	0	0	0	115
5	0	87	65	0	0	0	0	0	152
6	0	50	0	0	0	0	0	0	50
7	0	0	6	159	0	0	0	0	165
PH1	0	0	0	55	54	0	0	0	109
PH2	0	0	80	14	2	0	0	0	96
PH3	0	0	0	59	2	0	0	0	61
PH4	0	0	0	0	67	37	0	0	104
PH5	0	0	0	0	0	88	31	0	119
PH6	0	0	0	0	0	0	94	32	126
Total Homes Constructed	410	263	151	287	125	125	125	32	1518
Actual									

Commercial Development		
Acres	Sq. Ft.	Year
6.11	20,250	2022
6.11	20,250	2023
6.11	20,250	2024
<u>6.11</u>	<u>20,250</u>	2025
24.42	81,000	

Presidential Glen Municipal Utility District

Projection of Ultimate Assessed Valuation

Certified 2017 Assessed Valuation \$ 100,312,383

<u>Cumulative</u>							
138 houses	Plus:	0 Houses	@	188,346 /House	1A	\$	-
106		11 Houses	@	188,346 /House	2		2,071,810
73		0 Houses	@	188,346 /House	3		-
104		0 Houses	@	188,346 /House	4A		-
115		115 Houses	@	188,346 /House	4B		21,659,836
87		87 Houses	@	188,346 /House	5		16,386,137
50		50 Houses	@	188,346 /House	6		9,417,320
0		0 Houses	@	188,346 /House	7		-
0		0 Houses	@	188,346 /House	PH1		-
0		0 Houses	@	188,346 /House	PH2		-
0		0 Houses	@	188,346 /House	PH3		-
0		0 Houses	@	188,346 /House	PH4		-
0		0 Houses	@	188,346 /House	PH5		-
0		0 Houses	@	188,346 /House	PH6		-
673		263					49,535,103
138 lots	Plus:	0 Lots	@	33,238 /Lot	1A	\$	-
106		0 Lots	@	33,238 /Lot	2		-
73		0 Lots	@	33,238 /Lot	3		-
104		0 Lots	@	33,238 /Lot	4A		-
115		0 Lots	@	33,238 /Lot	4B		-
152		0 Lots	@	33,238 /Lot	5		-
50		0 Lots	@	33,238 /Lot	6		-
0		0 Lots	@	33,238 /Lot	7		-
109		0 Lots	@	33,238 /Lot	PH1		-
96		96 Lots	@	33,238 /Lot	PH2		3,190,810
0		0 Lots	@	33,238 /Lot	PH3		-
0		0 Lots	@	33,238 /Lot	PH4		-
0		0 Lots	@	33,238 /Lot	PH5		-
0		0 Lots	@	33,238 /Lot	PH6		-
943		96					3,190,810
233.72	Less:	26.72 Acres	@	12,000 /Acre			(320,640)
0.00	Plus:	0 Commercial	@	100 /Sq. Ft			-

Certified 2018 Assessed Valuation \$ 147,194,451

<u>Cumulative</u>							
138 houses	Plus:	0 Houses	@	188,346 /House	1A	\$	-
106		0 Houses	@	188,346 /House	2		-
73		0 Houses	@	188,346 /House	3		-
104		0 Houses	@	188,346 /House	4A		-
115		0 Houses	@	188,346 /House	4B		-
152		65 Houses	@	188,346 /House	5		12,242,516
50		0 Houses	@	188,346 /House	6		-
6		6 Houses	@	188,346 /House	7		1,130,078
0		0 Houses	@	188,346 /House	PH1		-
80		80 Houses	@	188,346 /House	PH2		15,067,712
0		0 Houses	@	188,346 /House	PH3		-
0		0 Houses	@	188,346 /House	PH4		-
0		0 Houses	@	188,346 /House	PH5		-
0		0 Houses	@	188,346 /House	PH6		-
824		151					28,440,306
138 lots	Plus:	0 Lots	@	33,238 /Lot	1A	\$	-
106		0 Lots	@	33,238 /Lot	2		-
73		0 Lots	@	33,238 /Lot	3		-
104		0 Lots	@	33,238 /Lot	4A		-
115		0 Lots	@	33,238 /Lot	4B		-
152		0 Lots	@	33,238 /Lot	5		-
50		0 Lots	@	33,238 /Lot	6		-
165		165 Lots	@	33,238 /Lot	7		5,484,204
109		0 Lots	@	33,238 /Lot	PH1		-
96		0 Lots	@	33,238 /Lot	PH2		-
61		61 Lots	@	33,238 /Lot	PH3		2,027,494
0		0 Lots	@	33,238 /Lot	PH4		-
0		0 Lots	@	33,238 /Lot	PH5		-
0		0 Lots	@	33,238 /Lot	PH6		-
1169		226					7,511,698

326.65	Less:	92.93	Acres	@	12,000	/Acre	(1,115,160)
0	Plus:	0	Commercial	@	100	/Sq. Ft	-
Plus: 8% increase in existing improvements							11,775,556

Certified 2019 Assessed Valuation \$ 206,965,818

<u>Cumulative</u>							
138 houses	Plus:	0 Houses	@	188,346	/House	1A	\$ -
106		0 Houses	@	188,346	/House	2	-
73		0 Houses	@	188,346	/House	3	-
104		0 Houses	@	188,346	/House	4A	-
115		0 Houses	@	188,346	/House	4B	-
152		0 Houses	@	188,346	/House	5	-
50		0 Houses	@	188,346	/House	6	-
165		159 Houses	@	188,346	/House	7	29,947,078
55		55 Houses	@	188,346	/House	PH1	10,359,052
94		14 Houses	@	188,346	/House	PH2	2,636,850
59		59 Houses	@	188,346	/House	PH3	11,112,438
0		0 Houses	@	188,346	/House	PH4	-
0		0 Houses	@	188,346	/House	PH5	-
0		0 Houses	@	188,346	/House	PH6	-
1111		287					54,055,417
138 lots	Plus:	0 Lots	@	33,238	/Lot	1A	\$ -
106		0 Lots	@	33,238	/Lot	2	-
73		0 Lots	@	33,238	/Lot	3	-
104		0 Lots	@	33,238	/Lot	4A	-
115		0 Lots	@	33,238	/Lot	4B	-
152		0 Lots	@	33,238	/Lot	5	-
50		0 Lots	@	33,238	/Lot	6	-
165		0 Lots	@	33,238	/Lot	7	-
109		0 Lots	@	33,238	/Lot	PH1	-
96		0 Lots	@	33,238	/Lot	PH2	-
61		0 Lots	@	33,238	/Lot	PH3	-
104		104 Lots	@	33,238	/Lot	PH4	3,456,710
0		0 Lots	@	33,238	/Lot	PH5	-
0		0 Lots	@	33,238	/Lot	PH6	-
1273		104					3,456,710

326.65	Less:	0.00	Acres	@	12,000	/Acre	-
0	Plus:	0	Commercial	@	100	/Sq. Ft	-
Plus: 8% increase in existing improvements							16,557,265

Projected 2020 Assessed Valuation \$ 281,035,211

<u>Cumulative</u>							
138 houses	Plus:	0 Houses	@	188,346	/House	1A	\$ -
106		0 Houses	@	188,346	/House	2	-
73		0 Houses	@	188,346	/House	3	-
104		0 Houses	@	188,346	/House	4A	-
115		0 Houses	@	188,346	/House	4B	-
152		0 Houses	@	188,346	/House	5	-
50		0 Houses	@	188,346	/House	6	-
165		0 Houses	@	188,346	/House	7	-
109		54 Houses	@	188,346	/House	PH1	10,170,706
96		2 Houses	@	188,346	/House	PH2	376,693
61		2 Houses	@	188,346	/House	PH3	376,693
67		67 Houses	@	188,346	/House	PH4	12,619,209
0		0 Houses	@	188,346	/House	PH5	-
0		0 Houses	@	188,346	/House	PH6	-
1236		125					23,543,300
138 lots	Plus:	0 Lots	@	33,238	/Lot	1A	\$ -
106		0 Lots	@	33,238	/Lot	2	-
73		0 Lots	@	33,238	/Lot	3	-
104		0 Lots	@	33,238	/Lot	4A	-
115		0 Lots	@	33,238	/Lot	4B	-
152		0 Lots	@	33,238	/Lot	5	-
50		0 Lots	@	33,238	/Lot	6	-
165		0 Lots	@	33,238	/Lot	7	-
109		0 Lots	@	33,238	/Lot	PH1	-
96		0 Lots	@	33,238	/Lot	PH2	-
61		0 Lots	@	33,238	/Lot	PH3	-
104		0 Lots	@	33,238	/Lot	PH4	-
119		119 Lots	@	33,238	/Lot	PH5	3,955,274
0		0 Lots	@	33,238	/Lot	PH6	-
1392		119		4			23,543,300

341.46	Less:	14.81	Acres	@	12,000	/Acre	(177,713)
0	Plus:	0	Commercial	@	100	/Sq. Ft	-
Plus: 8% increase in existing improvements							22,482,817

Projected 2021 Assessed Valuation \$ 330,838,889

<u>Cumulative</u>							
138 houses	Plus:	0 Houses	@	188,346	/House	1A	\$ -
106		0 Houses	@	188,346	/House	2	-
73		0 Houses	@	188,346	/House	3	-
104		0 Houses	@	188,346	/House	4A	-
115		0 Houses	@	188,346	/House	4B	-
152		0 Houses	@	188,346	/House	5	-
50		0 Houses	@	188,346	/House	6	-
165		0 Houses	@	188,346	/House	7	-
109		0 Houses	@	188,346	/House	PH1	-
96		0 Houses	@	188,346	/House	PH2	-
61		0 Houses	@	188,346	/House	PH3	-
104		37 Houses	@	188,346	/House	PH4	6,968,817
88		88 Houses	@	188,346	/House	PH5	16,574,483
0		0 Houses	@	188,346	/House	PH6	-
1361		125					23,543,300

138 lots	Plus:	0 Lots	@	33,238	/Lot	1A	\$ -
106		0 Lots	@	33,238	/Lot	2	-
73		0 Lots	@	33,238	/Lot	3	-
104		0 Lots	@	33,238	/Lot	4A	-
115		0 Lots	@	33,238	/Lot	4B	-
152		0 Lots	@	33,238	/Lot	5	-
50		0 Lots	@	33,238	/Lot	6	-
165		0 Lots	@	33,238	/Lot	7	-
109		0 Lots	@	33,238	/Lot	PH1	-
96		0 Lots	@	33,238	/Lot	PH2	-
61		0 Lots	@	33,238	/Lot	PH3	-
104		0 Lots	@	33,238	/Lot	PH4	-
119		0 Lots	@	33,238	/Lot	PH5	-
126		126 Lots	@	33,238	/Lot	PH6	4,187,938
1518		126					4,187,938

341.46	Less:	0.00	Acres	@	12,000	/Acre	-
0	Plus:	0	Commercial	@	100	/Sq. Ft	-
Plus: 8% increase in existing improvements							26,467,111

Projected 2022 Assessed Valuation \$ 385,037,237

<u>Cumulative</u>							
138 houses	Plus:	0 Houses	@	188,346	/House	1A	\$ -
106		0 Houses	@	188,346	/House	2	-
73		0 Houses	@	188,346	/House	3	-
104		0 Houses	@	188,346	/House	4A	-
115		0 Houses	@	188,346	/House	4B	-
152		0 Houses	@	188,346	/House	5	-
50		0 Houses	@	188,346	/House	6	-
165		0 Houses	@	188,346	/House	7	-
109		0 Houses	@	188,346	/House	PH1	-
96		0 Houses	@	188,346	/House	PH2	-
61		0 Houses	@	188,346	/House	PH3	-
104		0 Houses	@	188,346	/House	PH4	-
119		31 Houses	@	188,346	/House	PH5	5,838,738
94		94 Houses	@	188,346	/House	PH6	17,704,562
1486		125					23,543,300

138 lots	Plus:	0 Lots	@	33,238	/Lot	1A	\$ -
106		0 Lots	@	33,238	/Lot	2	-
73		0 Lots	@	33,238	/Lot	3	-
104		0 Lots	@	33,238	/Lot	4A	-
115		0 Lots	@	33,238	/Lot	4B	-
152		0 Lots	@	33,238	/Lot	5	-
50		0 Lots	@	33,238	/Lot	6	-
165		0 Lots	@	33,238	/Lot	7	-
109		0 Lots	@	33,238	/Lot	PH1	-
96		0 Lots	@	33,238	/Lot	PH2	-
61		0 Lots	@	33,238	/Lot	PH3	-
104		0 Lots	@	33,238	/Lot	PH4	-
119		0 Lots	@	33,238	/Lot	PH5	-
126		0 Lots	@	33,238	/Lot	PH6	-
1518		0					

363.25	Less:	21.79 Acres	@	12,000 /Acre	(261,427)
20,250	Plus:	20,250 Commercial	@	100 /Sq. Ft	2,025,000
Plus: 8% increase in existing improvements					30,802,979

Projected 2023 Assessed Valuation \$ 441,147,090

<u>Cumulative</u>							
138 houses	Plus:	0 Houses	@	188,346 /House	1A	\$	-
106		0 Houses	@	188,346 /House	2		-
73		0 Houses	@	188,346 /House	3		-
104		0 Houses	@	188,346 /House	4A		-
115		0 Houses	@	188,346 /House	4B		-
152		0 Houses	@	188,346 /House	5		-
50		0 Houses	@	188,346 /House	6		-
165		0 Houses	@	188,346 /House	7		-
109		0 Houses	@	188,346 /House	PH1		-
96		0 Houses	@	188,346 /House	PH2		-
61		0 Houses	@	188,346 /House	PH3		-
104		0 Houses	@	188,346 /House	PH4		-
119		0 Houses	@	188,346 /House	PH5		-
126		32 Houses	@	188,346 /House	PH6		6,027,085
1518		32					6,027,085
138 lots	Plus:	0 Lots	@	33,238 /Lot	1A	\$	-
106		0 Lots	@	33,238 /Lot	2		-
73		0 Lots	@	33,238 /Lot	3		-
104		0 Lots	@	33,238 /Lot	4A		-
115		0 Lots	@	33,238 /Lot	4B		-
152		0 Lots	@	33,238 /Lot	5		-
50		0 Lots	@	33,238 /Lot	6		-
165		0 Lots	@	33,238 /Lot	7		-
109		0 Lots	@	33,238 /Lot	PH1		-
96		0 Lots	@	33,238 /Lot	PH2		-
61		0 Lots	@	33,238 /Lot	PH3		-
104		0 Lots	@	33,238 /Lot	PH4		-
119		0 Lots	@	33,238 /Lot	PH5		-
126		0 Lots	@	33,238 /Lot	PH6		-
1518		0					-

369.35	Less:	6.11 Acres	@	12,000 /Acre	(73,260)
40,500	Plus:	20,250 Commercial	@	100 /Sq. Ft	2,025,000
Plus: 8% increase in existing improvements					35,291,767

Projected 2024 Assessed Valuation \$ 484,417,682

<u>Cumulative</u>							
138 houses	Plus:	0 Houses	@	188,346 /House	1A	\$	-
106		0 Houses	@	188,346 /House	2		-
73		0 Houses	@	188,346 /House	3		-
104		0 Houses	@	188,346 /House	4A		-
115		0 Houses	@	188,346 /House	4B		-
152		0 Houses	@	188,346 /House	5		-
50		0 Houses	@	188,346 /House	6		-
165		0 Houses	@	188,346 /House	7		-
109		0 Houses	@	188,346 /House	PH1		-
96		0 Houses	@	188,346 /House	PH2		-
61		0 Houses	@	188,346 /House	PH3		-
104		0 Houses	@	188,346 /House	PH4		-
119		0 Houses	@	188,346 /House	PH5		-
126		0 Houses	@	188,346 /House	PH6		-
1518		0					-
138 lots	Plus:	0 Lots	@	33,238 /Lot	1A	\$	-
106		0 Lots	@	33,238 /Lot	2		-
73		0 Lots	@	33,238 /Lot	3		-
104		0 Lots	@	33,238 /Lot	4A		-
115		0 Lots	@	33,238 /Lot	4B		-
152		0 Lots	@	33,238 /Lot	5		-
50		0 Lots	@	33,238 /Lot	6		-
165		0 Lots	@	33,238 /Lot	7		-
109		0 Lots	@	33,238 /Lot	PH1		-
96		0 Lots	@	33,238 /Lot	PH2		-
61		0 Lots	@	33,238 /Lot	PH3		-
104		0 Lots	@	33,238 /Lot	PH4		-
119		0 Lots	@	33,238 /Lot	PH5		-
126		0 Lots	@	33,238 /Lot	PH6		-
1518		0					-

375.46	Less:	6.11 Acres	@	12,000 /Acre	(73,260)
60,750	Plus:	20,250 Commercial	@	100 /Sq. Ft	2,025,000
Plus: 8% increase in existing improvements					38,753,415

Projected 2025 Assessed Valuation \$ 525,122,836

<u>Cumulative</u>							
138 houses	Plus:	0 Houses	@	188,346 /House	1A	\$	-
106		0 Houses	@	188,346 /House	2		-
73		0 Houses	@	188,346 /House	3		-
104		0 Houses	@	188,346 /House	4A		-
115		0 Houses	@	188,346 /House	4B		-
152		0 Houses	@	188,346 /House	5		-
50		0 Houses	@	188,346 /House	6		-
165		0 Houses	@	188,346 /House	7		-
109		0 Houses	@	188,346 /House	PH1		-
96		0 Houses	@	188,346 /House	PH2		-
61		0 Houses	@	188,346 /House	PH3		-
104		0 Houses	@	188,346 /House	PH4		-
119		0 Houses	@	188,346 /House	PH5		-
<u>126</u>		<u>0</u> Houses	@	<u>188,346</u> /House	<u>PH6</u>		<u>-</u>
1518		0					-
138 lots	Plus:	0 Lots	@	33,238 /Lot	1A	\$	-
106		0 Lots	@	33,238 /Lot	2		-
73		0 Lots	@	33,238 /Lot	3		-
104		0 Lots	@	33,238 /Lot	4A		-
115		0 Lots	@	33,238 /Lot	4B		-
152		0 Lots	@	33,238 /Lot	5		-
50		0 Lots	@	33,238 /Lot	6		-
165		0 Lots	@	33,238 /Lot	7		-
109		0 Lots	@	33,238 /Lot	PH1		-
96		0 Lots	@	33,238 /Lot	PH2		-
61		0 Lots	@	33,238 /Lot	PH3		-
104		0 Lots	@	33,238 /Lot	PH4		-
119		0 Lots	@	33,238 /Lot	PH5		-
<u>126</u>		<u>0</u> Lots	@	<u>33,238</u> /Lot	<u>PH6</u>		<u>-</u>
1518		0					-

381.56	Less:	6.11 Acres	@	12,000 /Acre	(73,260)
81,000	Plus:	20,250 Commercial	@	100 /Sq. Ft	2,025,000
Plus: 8% increase in existing improvements					42,009,827

Projected 2026 Assessed Valuation \$ 569,084,403

Presidential Glen Municipal Utility District
Finance Plan - Max Reimbursement (\$0.4985 total tax rate)

	Audited			Projected 9/30/2018	Estimated 2018/2019	Estimated ^(a)									
	9/30/2015	9/30/2016	9/30/2017			9/30/2020	9/30/2021	9/30/2022	9/30/2023	9/30/2024	9/30/2025	9/30/2026	9/30/2027	9/30/2028	9/30/2029
Revenues															
Property Taxes, including penalties	\$ 135,251	\$ 197,041	\$ 215,183	\$ 300,999	\$ 182,153	\$ 158,795	\$ 306,047	\$ 281,676	\$ 297,326	\$ 268,592	\$ 270,959	\$ 389,904	\$ 343,670	\$ 343,670	\$ 228,174
Interest & Other	63	710	2,434	3,989	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 135,314	\$ 197,751	\$ 217,617	\$ 304,988	\$ 182,153	\$ 158,795	\$ 306,047	\$ 281,676	\$ 297,326	\$ 268,592	\$ 270,959	\$ 389,904	\$ 343,670	\$ 343,670	\$ 228,174
Expenditures															
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,150	\$ 5,305	\$ 5,464	\$ 5,628	\$ 5,796	\$ 5,970	\$ 6,149	\$ 6,334	\$ 6,524	\$ 6,720
Director Fees, including payroll taxes	2,889	6,459	4,243	3,599	4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871	6,048
Tax Appraisal/Collection Fee	1,035	1,509	1,671	1,805	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610	2,688
Insurance	1,445	1,492	1,355	1,400	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016
Public Notice	3,833	3,527	4,286	4,300	4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871	6,048
Legal Fees	30,143	52,825	23,261	15,435	15,898	16,375	16,867	17,373	17,894	18,431	18,984	19,553	20,140	20,744	21,366
Bookkeeping	8,500	9,900	8,500	15,686	16,156	16,641	17,140	17,654	18,184	18,730	19,291	19,870	20,466	21,080	21,713
Engineering	10,231	11,236	13,498	15,417	15,880	16,356	16,847	17,352	17,873	18,409	18,961	19,530	20,116	20,720	21,341
Financial Advisor	1,200	1,225	1,225	1,500	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016
Audit	7,000	8,000	8,500	9,000	9,500	9,785	10,079	10,381	10,692	11,013	11,343	11,684	12,034	12,395	12,767
Miscellaneous	159	362	22	214	220	227	233	240	248	255	263	271	279	287	296
Total Expenditures	\$ 66,435	\$ 96,535	\$ 66,561	\$ 68,355	\$ 76,654	\$ 78,954	\$ 81,323	\$ 83,762	\$ 86,275	\$ 88,864	\$ 91,529	\$ 94,275	\$ 97,104	\$ 100,017	\$ 103,017
Net Revenues	\$ 68,879	\$ 101,216	\$ 151,056	\$ 236,632	\$ 105,499	\$ 79,840	\$ 224,725	\$ 197,914	\$ 211,050	\$ 179,729	\$ 179,430	\$ 295,628	\$ 246,566	\$ 243,653	\$ 125,157
General Fund Balance, Beginning of Yr	\$ 49,014	\$ 117,893	\$ 219,139	\$ 370,195	\$ 606,828	\$ 712,326	\$ 792,167	\$ 1,016,891	\$ 1,214,805	\$ 1,425,856	\$ 1,605,584	\$ 1,785,014	\$ 2,080,642	\$ 2,327,209	\$ 2,570,862
Less: Developer Reimbursement from M&O															\$ (850,000)
General Fund Balance, End of Yr	\$ 117,893	\$ 219,139	\$ 370,195	\$ 606,828	\$ 712,326	\$ 792,167	\$ 1,016,891	\$ 1,214,805	\$ 1,425,856	\$ 1,605,584	\$ 1,785,014	\$ 2,080,642	\$ 2,327,209	\$ 2,570,862	\$ 1,846,019
Six month reserve amount	\$ 33,218	\$ 48,268	\$ 33,280	\$ 34,178	\$ 38,327	\$ 39,477	\$ 40,661	\$ 41,881	\$ 43,138	\$ 44,432	\$ 45,765	\$ 47,138	\$ 48,552	\$ 50,008	\$ 51,509
Projected Assessed Valuation ^(b)	\$ 39,202,808	\$ 69,272,812	\$ 100,312,383	\$ 147,194,451	\$ 206,965,818	\$ 281,035,211	\$ 330,838,889	\$ 385,037,237	\$ 441,147,090	\$ 484,417,682	\$ 525,122,836	\$ 569,084,403	\$ 569,084,403	\$ 569,084,403	\$ 569,084,403
Estimated M & O Tax Revenues ^(c)	\$ 194,791	\$ 205,740	\$ 295,544	\$ 182,153	\$ 158,795	\$ 306,047	\$ 281,676	\$ 297,326	\$ 268,592	\$ 270,959	\$ 389,904	\$ 343,670	\$ 343,670	\$ 228,174	\$ 228,174
PROJECTED TOTAL TAX RATE-															
Maintenance & Operation	\$ 0.5019	\$ 0.3000	\$ 0.2976	\$ 0.1250	\$ 0.0775	\$ 0.1100	\$ 0.0860	\$ 0.0780	\$ 0.0615	\$ 0.0565	\$ 0.0750	\$ 0.0610	\$ 0.0610	\$ 0.0405	\$ 0.0405
Debt Service	-	-	-	0.1750	0.2225	0.1900	0.2140	0.2220	0.2385	0.2435	0.2250	0.2390	0.2390	0.2595	0.2595
Total Projected Tax Rate	\$ 0.5019	\$ 0.3000	\$ 0.2976	\$ 0.3000	\$ 0.3000	\$ 0.3000	\$ 0.3000	\$ 0.3000	\$ 0.3000	\$ 0.3000	\$ 0.3000	\$ 0.3000	\$ 0.3000	\$ 0.3000	\$ 0.3000

(a) Based on 3% annual increase in expenses.

(b) Based upon growth as provided by the developer/ market study.

(c) Based upon calculated maintenance & operation tax rate at 99% tax collection rate.

Presidential Glen Municipal Utility District
Summary of Costs

	Estimated Costs	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
Construction Costs														
<i>Internals - provided by Engineer in order of reimbursement</i>														
Presidential Glen Phase 1A	\$ 2,276,181	\$ 2,276,181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,276,181
Presidential Glen Phase 2	1,217,941	-	1,217,941	-	-	-	-	-	-	-	-	-	-	1,217,941
Presidential Glen Phase 3	712,908	-	712,908	-	-	-	-	-	-	-	-	-	-	712,908
Presidential Glen Phase 4A	766,386	-	260,810	505,576	-	-	-	-	-	-	-	-	-	766,386
Presidential Glen Phase 4B	2,120,467	-	-	1,420,000	700,467	-	-	-	-	-	-	-	-	2,120,467
Presidential Heights Phase 1	2,394,534	-	-	-	1,350,000	950,000	94,534	-	-	-	-	-	-	2,394,534
Presidential Glen Phases 5 & 6	1,742,470	-	-	-	-	-	1,742,470	-	-	-	-	-	-	1,742,470
Presidential Heights Phase 2	739,196	-	-	-	-	-	465,000	274,196	-	-	-	-	-	739,196
Presidential Glen Phase 7	1,345,037	-	-	-	-	-	-	845,000	500,037	-	-	-	-	1,345,037
Presidential Heights Phases 3 & 4	2,539,000	-	-	-	-	-	-	-	950,000	1,589,000	-	-	-	2,539,000
Presidential Heights Phase 5 (estimated at \$12,000/lot)	1,428,000	-	-	-	-	-	-	-	-	110,000	1,100,000	-	218,000	1,428,000
Presidential Heights Phase 6 (estimated at \$12,000/lot)	1,512,000	-	-	-	-	-	-	-	-	-	-	-	1,512,000	1,512,000
<i>Other</i>														
Contingencies (PH Phases 5 & 6) (10%)	294,000	-	-	-	-	-	-	-	-	-	110,000	-	184,000	294,000
Engineering (15%)	2,554,034	194,968	241,860	213,000	202,500	142,500	331,121	167,879	217,506	238,350	181,500	-	422,850	2,554,034
Subtotal	21,642,154	2,471,149	2,433,519	2,138,576	2,252,967	1,092,500	2,633,125	1,287,075	1,667,543	1,937,350	1,391,500	-	2,336,850	21,642,154
Less: Use of Surplus Funds	(902,244)	-	(52,244)	-	-	-	-	-	-	-	-	-	(850,000)	(902,244)
Total Bonded Construction Costs	\$ 20,739,910	\$ 2,471,149	\$ 2,381,275	\$ 2,138,576	\$ 2,252,967	\$ 1,092,500	\$ 2,633,125	\$ 1,287,075	\$ 1,667,543	\$ 1,937,350	\$ 1,391,500	\$ -	\$ 1,486,850	\$ 20,739,910
Nonconstruction Costs														
Legal Fees (3.00%)	\$ 105,000	\$ 105,000	\$ 97,500	\$ 85,500	\$ 90,000	\$ 45,000	\$ 105,000	\$ 52,500	\$ 67,500	\$ 78,000	\$ 59,250	\$ -	\$ 63,000	\$ 848,250
Financial Advisory Fees (2.00%)	70,000	70,000	65,000	57,000	60,000	30,000	70,000	35,000	45,000	52,000	39,500	-	42,000	565,500
Capitalized Interest (2 years @ 4.00%)	242,356	242,356	260,000	228,000	240,000	120,000	280,000	140,000	180,000	208,000	197,500	(a)	210,000	2,305,856
Developer Interest (2 years @ 4.00%)	173,936	173,936	253,849	171,086	180,237	87,400	210,650	102,966	133,403	154,988	139,150	(a)	148,685	1,756,351
Bond Discount (3.00%)	94,966	94,966	97,500	85,500	90,000	45,000	105,000	52,500	67,500	78,000	59,250	-	63,000	838,216
TCEQ Issuance Fee (0.25%)	8,750	8,750	8,125	7,125	7,500	3,750	8,750	4,375	5,625	6,500	4,938	-	5,250	70,688
Creation Costs/Operating Expenses	197,415	197,415	-	-	-	-	-	-	-	-	-	-	-	197,415
Administration and Organization	22,750	22,750	36,001	26,863	28,796	27,350	36,476	26,334	33,679	35,062	34,438	-	31,615	339,364
Attorney General Fee (0.10%)	3,500	3,500	3,250	2,850	3,000	1,500	3,500	1,750	2,250	2,600	1,975	-	2,100	28,275
Contingency	65,178	65,178	-	-	-	-	-	-	-	-	-	-	-	65,178
Bond Application Report Costs	45,000	45,000	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	-	47,500	520,000
Total Nonconstruction Costs	\$ 1,028,851	\$ 1,028,851	\$ 868,725	\$ 711,424	\$ 747,033	\$ 407,500	\$ 866,876	\$ 462,925	\$ 582,457	\$ 662,650	\$ 583,501	\$ -	\$ 613,150	\$ 7,535,092
Total Bond Issue Requirement	\$ 3,500,000	\$ 3,500,000	\$ 3,250,000	\$ 2,850,000	\$ 3,000,000	\$ 1,500,000	\$ 3,500,000	\$ 1,750,000	\$ 2,250,000	\$ 2,600,000	\$ 1,975,000	\$ -	\$ 2,100,000	28,275,000
Projected Assessed Valuation	\$ 100,312,383	\$ 147,194,451	\$ 206,965,818	\$ 281,035,211	\$ 330,838,889	\$ 385,037,237	\$ 441,147,090	\$ 484,417,682	\$ 525,122,836	\$ 569,084,403	\$ 569,084,403	\$ 569,084,403	\$ 569,084,403	
1-Jul	127,660,256	# 182,061,082	250,172,964	310,087,356	362,454,592	417,767,985	466,388,268	508,162,355	550,767,083	569,084,403	# 569,084,403	569,084,403	569,084,403	
Cumulative Debt Outstanding	\$ 3,500,000	\$ 6,750,000	\$ 9,600,000	\$ 12,600,000	\$ 14,100,000	\$ 17,600,000	\$ 19,350,000	\$ 21,600,000	\$ 24,200,000	\$ 26,175,000	\$ 26,175,000	\$ 28,275,000	\$ 28,275,000	
% of Cumulative Debt to Assessed Valuation	3.49%	4.59%	4.64%	4.48%	4.26%	4.57%	4.39%	4.46%	4.61%	4.60%	4.60%	4.97%	4.97%	
1-Jul	2.74%	3.71%	3.84%	4.06%	3.89%	4.21%	4.15%	4.25%	4.39%	4.60%	4.60%	4.97%	4.97%	

Presidential Glen Municipal Utility District
Projection of Income and Expenses - Debt Service Fund

\$ 3,500,000	Unlimited Tax Bonds, Series 2017	\$ 3,000,000	Unlimited Tax Bonds, Series 2020	\$ 1,750,000	Unlimited Tax Bonds, Series 2023	\$ 1,975,000	Unlimited Tax Bonds, Series 2026
\$ 3,250,000	Unlimited Tax Bonds, Series 2018	\$ 1,500,000	Unlimited Tax Bonds, Series 2021	\$ 2,250,000	Unlimited Tax Bonds, Series 2024	\$ -	Unlimited Tax Bonds, Series 2027
\$ 2,850,000	Unlimited Tax Bonds, Series 2019	\$ 3,500,000	Unlimited Tax Bonds, Series 2022	\$ 2,600,000	Unlimited Tax Bonds, Series 2025	\$ 2,100,000	Unlimited Tax Bonds, Series 2028

prepared by Public Finance Group LLC

*Includes 8% annual inflation of existing improvement values until build-out, and then 1% annual inflation annually.

Growth

Includes 1% annual growth after build-out

	Projected Assessed Valuation*	Tax Rate Per \$100 A.V.	Tax Collections @ 1.00%	Investment Income @ 1.00%	Total Available for Debt	Series 2017 @ 3.462234%	Series 2018 @ 3.675862%	Series 2019 @ 2.817553%	Projected Series 2020 @ 4.00%	Projected Series 2021 @ 4.00%	Projected Series 2022 @ 4.00%	Projected Series 2023 @ 4.00%	Projected Series 2024 @ 4.00%	Projected Series 2025 @ 4.00%	Projected Series 2026 @ 4.00%	Projected Series 2027 @ 4.00%	Projected Series 2028 @ 4.00%	Projected Total Debt	Cumulative Debt Fund Balance	Percentage of Subsequent Year's Debt
2017	\$ 100,312,383 ^(a)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ 242,356 ^(b)	
2018	\$ 147,194,451	\$ 0.1750	-	2,424	244,780	95,874	-	-	-	-	-	-	-	-	-	-	-	95,874	387,837 ^(c)	130.33%
2019	206,965,818	0.2225	257,590	3,878	649,306	112,425	185,160	-	65,000	-	-	-	-	-	-	-	-	297,585	512,321 ^(d)	86.60%
2020	281,035,211	0.1900	460,499	5,123	977,943	207,425	182,000	137,176	124,800	-	-	-	-	-	-	-	-	591,601	626,343 ^(e)	95.62%
2021	330,838,889	0.2140	533,967	6,263	1,166,573	204,575	179,750	145,938	124,800	-	-	-	-	-	-	-	-	655,063	631,511 ^(f)	82.74%
2022	385,037,237	0.2220	707,995	6,315	1,345,821	206,725	177,500	144,438	124,600	35,000	75,000	-	-	-	-	-	-	763,263	862,558 ^(g)	94.95%
2023	441,147,090	0.2385	854,783	8,626	1,725,967	208,725	200,250	142,938	124,400	64,800	144,800	22,500	-	-	-	-	-	908,413	957,554 ^(h)	97.22%
2024	484,417,682	0.2435	1,052,136	9,576	2,019,266	210,575	197,250	141,438	124,200	64,600	144,600	74,800	27,500	-	-	-	-	984,963	1,214,303 ⁽ⁱ⁾	101.22%
2025	525,122,836	0.2250	1,179,557	12,143	2,406,003	212,275	194,250	164,938	219,000	64,400	144,400	74,600	94,800	31,000	-	-	-	1,199,663	1,414,341 ^(j)	108.88%
2026	569,084,403	0.2390	1,181,526	14,143	2,610,010	213,825	191,250	162,938	220,000	64,200	144,200	74,400	94,600	108,800	24,750	-	-	1,298,963	1,469,048 ^(k)	103.51%
2027	574,775,247	0.2390	1,360,112	14,690	2,843,850	215,225	188,250	160,938	220,800	109,000	164,000	74,200	94,400	108,600	83,800	-	-	1,419,213	1,424,638 ^(l)	94.49%
2028	580,522,999	0.2595	1,373,713	14,246	2,812,597	216,475	185,250	158,438	221,400	107,000	163,000	94,000	94,200	108,400	83,600	-	76,000	1,507,763	1,472,834 ^(m)	91.77%
2029	586,328,229	0.2595	1,506,457	14,728	2,994,020	217,575	207,250	155,938	216,800	110,000	162,000	93,000	114,000	108,200	83,400	-	-	1,604,963	1,389,057	86.16%
2030	592,191,512	0.2595	1,521,522	13,891	2,924,470	218,525	203,344	153,438	217,200	107,800	161,000	92,000	113,000	128,000	83,200	-	-	1,612,106	1,312,363	80.86%
2031	598,113,427	0.2595	1,536,737	13,124	2,862,224	219,325	199,281	150,938	217,400	110,600	160,000	91,000	112,000	127,000	103,000	-	-	1,622,944	1,239,280	75.69%
2032	604,094,561	0.2595	1,552,104	12,393	2,803,777	219,794	220,219	148,438	217,400	108,200	159,000	90,000	111,000	126,000	102,000	-	-	1,637,250	1,166,527	70.49%
2033	610,135,507	0.2595	1,567,625	11,665	2,745,818	225,106	215,156	170,938	217,200	110,800	158,000	89,000	110,000	125,000	101,000	-	-	1,655,000	1,090,818	66.46%
2034	616,236,862	0.2595	1,583,302	10,908	2,685,028	225,106	210,094	167,813	216,800	108,200	157,000	88,000	109,000	124,000	100,000	-	-	1,641,413	1,043,615	62.80%
2035	622,399,230	0.2595	1,599,135	10,436	2,653,186	229,744	229,844	164,688	221,200	110,600	156,000	87,000	108,000	123,000	99,000	-	-	1,661,875	991,311	60.25%
2036	628,623,223	0.2595	1,615,126	9,913	2,616,350	229,056	223,719	161,250	220,200	107,800	155,000	86,000	107,000	122,000	98,000	-	-	1,645,225	971,125	59.47%
2037	634,909,455	0.2595	1,631,277	9,711	2,612,114	233,206	217,594	157,813	219,000	110,000	154,000	85,000	106,000	121,000	97,000	-	-	1,633,013	979,101	59.72%
2038	641,258,550	0.2595	1,647,590	9,791	2,636,482	232,031	211,250	179,063	217,600	107,000	153,000	84,000	105,000	120,000	96,000	-	-	1,639,544	996,939	61.18%
2039	647,671,135	0.2595	1,664,066	9,969	2,670,974	235,450	204,906	174,563	221,000	109,000	152,000	83,000	104,000	119,000	95,000	-	-	1,629,519	1,041,455	63.57%
2040	654,147,846	0.2595	1,680,707	10,415	2,732,576	238,275	223,563	170,063	219,000	105,800	151,000	82,000	103,000	118,000	94,000	-	-	1,638,300	1,094,276	67.51%
2041	660,689,325	0.2595	1,697,514	10,943	2,802,732	235,750	216,313	166,125	216,800	107,600	150,000	81,000	102,000	117,000	93,000	-	-	1,620,988	1,181,745	71.28%
2042	667,296,218	0.2595	1,714,489	11,817	2,908,051	238,050	259,063	162,188	219,400	109,200	149,000	80,000	101,000	116,000	92,000	-	-	1,657,900	1,250,151	67.50%
2043	673,969,180	0.2595	1,731,634	12,502	2,994,287	-	-	158,250	221,600	105,600	148,000	79,000	100,000	115,000	91,000	-	-	1,852,050	1,142,237	59.35%
2044	680,708,872	0.2595	1,748,950	11,422	2,902,609	-	-	-	218,400	107,000	149,000	78,000	99,000	114,000	90,000	-	-	1,924,525	978,084	54.73%
2045	687,515,961	0.2595	1,766,440	9,781	2,754,304	-	-	-	108,200	843,800	158,800	338,000	113,000	89,000	-	-	-	1,787,000	967,304	46.82%
2046	694,391,120	0.2595	1,784,104	9,673	2,761,081	-	-	-	109,200	847,600	154,400	337,400	397,000	88,000	-	-	-	2,065,800	695,281	34.40%
2047	701,335,032	0.2595	1,801,945	6,953	2,504,179	-	-	-	-	-	-	1,040,000	336,400	399,600	112,000	-	-	2,021,200	482,979	28.65%
2048	708,348,382	0.2595	1,819,964	4,830	2,307,773	-	-	-	-	-	-	-	1,040,000	401,600	110,000	-	-	1,685,600	622,173	41.74%
2049	715,431,866	0.2595	1,838,164	6,222	2,466,559	-	-	-	-	-	-	-	-	1,248,000	108,000	-	-	1,490,600	975,959	61.34%
2050	722,586,184	0.2595	1,856,546	9,760	2,842,264	-	-	-	-	-	-	-	-	-	1,456,000	-	-	1,591,000	1,251,264	925.49%
2051	729,812,046	0.2595	1,875,111	12,513	3,138,888	-	-	-	-	-	-	-	-	-	-	-	-	135,200	3,003,688	2221.66%
2052	737,110,167	0.2595	1,893,862	30,037	4,927,587	-	-	-	-	-	-	-	-	-	-	-	-	135,200	4,792,387	
			\$ 49,596,248	\$ 370,824		\$ 5,301,117	\$ 4,922,504	\$ 3,954,801	\$ 4,941,200	\$ 2,461,600	\$ 6,545,400	\$ 3,215,700	\$ 4,161,300	\$ 4,839,200	\$ 3,672,750	\$ -	\$ 3,295,000	\$ 47,310,572		

(a) Certified Assessed Valuation, as provided by Travis Central Appraisal District ("TCAD").

(b) Capitalized interest (2 yrs @ 3.462234%) included in Series 2017 bond proceeds. \$ 242,356

(c) Capitalized interest (2 yrs @ 3.675862%) included in Series 2018 bond proceeds. \$ 238,931

(d) Capitalized interest (2 yrs @ 2.817553%) included in Series 2019 bond proceeds. \$ 160,601

(e) Capitalized interest (2 yrs @ 4.00%) included in Series 2020 bond proceeds. \$ 240,000

(f) Capitalized interest (2 yrs @ 4.00%) included in Series 2021 bond proceeds. \$ 120,000

(g) Capitalized interest (2 yrs @ 4.00%) included in Series 2022 bond proceeds. \$ 280,000

(h) Capitalized interest (2 yrs @ 4.00%) included in Series 2023 bond proceeds. \$ 140,000

(i) Capitalized interest (2 yrs @ 4.00%) included in Series 2024 bond proceeds. \$ 180,000

(j) Capitalized interest (2 yrs @ 4.00%) included in Series 2025 bond proceeds. \$ 208,000

(k) Capitalized interest (2 yrs @ 4.00%) included in Series 2026 bond proceeds. \$ 158,000

(l) Capitalized interest (2 yrs @ 4.00%) included in Series 2027 bond proceeds. \$ -

(m) Capitalized interest (2 yrs @ 4.00%) included in Series 2027 bond proceeds. \$ 168,000



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 4, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the First Amendment to Development Agreement for the Shadowglen Subdivision

BACKGROUND/SUMMARY:

This amendment is for where parkland is created in Phases 2 and 3 of Shadowglen. During the platting of Phase 2 certain acreages of recreational area and community park were not being met. One issue was the original lot that was for recreational area was marked as 23.58 acres but the lot was about 11 acres so about 12.5 acres had to be found elsewhere. Also, drainage areas and areas with slopes exceeding 5% were proposed to be included but they did not qualify so the acreages of those disqualified areas had to be found elsewhere. Lastly, certain acreages of trails have to be dedicated and trails that went across already planned dedicated areas, like the recreational areas or community parks, were being additionally counted as trail acreage. This plan ensures that the subdivision as a whole meets the original intent of the parkland. The amount dedicated is increasing from 70.02 to 72.49 acres.

PRESENTATION: ☐ YES ☒ NO

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

Development Agreement

Exhibit I-1

Exhibit I

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the First Amendment to Development Agreement for the Shadowglen Subdivision

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

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

**FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT FOR
THE SHADOWGLEN SUBDIVISION**

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE SHADOWGLEN SUBDIVISION (this “Amendment”) is dated effective this ____ day of _____, 2020 and is entered into between THE CITY OF MANOR, TEXAS, a Texas home-rule municipal corporation (“City”); COTTONWOOD HOLDINGS LTD., a Texas limited partnership (“Cottonwood”); SG LAND HOLDINGS LLC, a Delaware limited liability company (“SGLH”); TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2, a Texas political subdivision governed by Chapters 49 and 54 of the Texas Water Code (“Travis County MUD No. 2”); WILBARGER CREEK MUNICIPAL UTILITY DISTRICT NO. 1, a Texas political subdivision governed by Chapters 49 and 54 of the Texas Water Code (“Wilbarger Creek MUD No. 1”); and WILBARGER CREEK MUNICIPAL UTILITY DISTRICT NO. 2, a Texas political subdivision governed by Chapters 49 and 54 of the Texas Water Code (“Wilbarger Creek MUD No. 2”). The City, Cottonwood, SGLH, Travis County MUD No. 2, Wilbarger Creek MUD No. 1, and Wilbarger Creek MUD No. 2 are referred to collectively herein as the “Parties”, and Cottonwood and SGLH are jointly referred to herein as the “Developer”.

RECITALS:

A. The City, Cottonwood, 2010 SHADOWGLEN, LLC, a Texas limited liability company (“2010 ShadowGlen”), Travis County MUD No. 2, Wilbarger Creek MUD No. 1, and Wilbarger Creek MUD No. 2, previously entered into that certain Development Agreement for the ShadowGlen Subdivision (the “Development Agreement”) dated effective January 10, 2011 (as between the City and the Developer) and recorded as Document No. 2012141817 in the Official Public Records of Travis County, Texas, for that certain Property (as defined therein) located in the City of Manor, Travis County, Texas, as more particularly described in the Development Agreement.

B. Pursuant to that certain Assignment and Assumption of Development Agreement dated December 21, 2012, 2010 ShadowGlen assigned its interest in the Development Agreement to SGLH (the “SGLH Assignment”).

C. Pursuant to that certain Addendum to Development Agreement for the ShadowGlen Subdivision dated May 21, 2014 by and between the City and Cottonwood (the “ROW Addendum”), the Development Agreement was supplemented to provide for certain provisions related to the dedication of right-of-way and construction of an extension of Hill Lane to Lexington Street.

D. Pursuant to that certain Addendum to Development Agreement for the ShadowGlen Subdivision (Phase 3 Property) dated March 7, 2018 by and between the City and SGLH and recorded as Document No. 2018046212 in the Official Public Records of Travis County, Texas

(the “Phase 3 Addendum”), the Development Agreement was modified to amend certain development and parkland dedication requirements with respect to the “Phase 3 Property”, as defined in the Phase 3 Addendum, and to update the Approved Land Use Chart accordingly. The Development Agreement, as assigned and modified by the SGLH Assignment, the ROW Addendum, and the Phase 3 Addendum, is referred to in this Amendment as the “Agreement”.

E. The Parties now desire to modify and amend the Agreement to update the ShadowGlen Conceptual Master Park Plan exhibit originally attached as Exhibit “I” to the Development Agreement, as more particularly set forth in this Amendment.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1) Incorporation of Recitals. The recitals set forth above are incorporated herein and made a part of this Amendment to the same extent as if set forth herein in full.

2) Capitalized Terms. All capitalized terms in this Amendment shall have the same meanings as in the Agreement unless expressly provided otherwise herein.

3) Exhibits. The Exhibits modified in this Amendment herein, refer to the exhibits approved in the Agreement.

4) ShadowGlen Conceptual Master Park Plan. The ShadowGlen Conceptual Master Park Plan attached as Exhibit “I” to the Agreement is hereby amended as to Phases 2 and 3 with **Exhibit “I-1”** attached hereto and made a part hereof.

5) Parkland Dedication and Conveyance. The first sentence of subsection 1.10(b) is deleted in its entirety and replaced as follows:

“In addition to the City Land conveyed in accordance with Section 1.10(a), Developer shall dedicate and convey to the City or a Municipal Utility District in fee simple those tracts of land totaling 72.49 acres, shown on **Exhibit “I” and Exhibit “I-1”** as the “Upland Parks” as parkland (the “Additional Land”).

6) Ratification of Agreement/Conflict. All terms and conditions of the Agreement are hereby ratified and affirmed, as modified by this Amendment. To the extent there is any inconsistency between the Agreement and this Amendment, the provisions of this Amendment shall control.

7) No Waiver. No Party’s execution of this Amendment shall (a) constitute a waiver of any of its rights and remedies under the Agreement or at law with respect to any other Party’s obligations under the Agreement or (b) be construed as a bar to any subsequent enforcement of any of its rights or remedies against any other Party.

8) Governing Law. This Amendment shall be construed and enforced in accordance with the laws of the State of Texas.

9) Entire Agreement; Binding Effect. This Amendment sets forth the entire understanding of the Parties and supersedes all prior agreements and understandings, whether written or oral, with respect to the subject matter hereof. The Parties hereto agree and understand that this Amendment shall be binding on them and their successors and permitted assigns.

10) Counterparts. This Amendment may be executed in multiple counterparts, each of which will be deemed an original, and all of which will constitute one and the same agreement.

IN WITNESS WHEREOF, the Parties have executed this Amendment to be effective as of the date first written above.

[SIGNATURE PAGES FOLLOW]

**COUNTERPART SIGNATURE PAGE TO
FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE SHADOWGLEN
SUBDIVISION**

CITY:

CITY OF MANOR, TEXAS, a Texas home-rule
municipal corporation

By: _____
Dr. Larry Wallace Jr., Mayor

Attest:

By: _____
Lluvia T. Almaraz, City Secretary

Approved as to form:

By: _____
Veronica Rivera, Assistant City Attorney

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the _____ day of _____,
2020, by Dr. Larry Wallace Jr., Mayor of THE CITY OF MANOR, TEXAS, a Texas home-rule
municipal corporation, on behalf of said municipal corporation.

[S E A L]

Notary Public, State of Texas

**COUNTERPART SIGNATURE PAGE TO
FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE SHADOWGLEN
SUBDIVISION**

COTTONWOOD:

COTTONWOOD HOLDINGS LTD., a Texas
limited partnership

By: Cottonwood General Partner, L.C., a Texas
limited liability company, its General Partner

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

§

This instrument was acknowledged before me on the ____ day of _____,
2020, by _____, _____ of Cottonwood General
Partner, L.C., a Texas limited liability company, General Partner of Cottonwood Holdings, Ltd., a
Texas limited partnership, on behalf of said limited liability company and limited partnership.

[S E A L]

Notary Public, State of Texas

**COUNTERPART SIGNATURE PAGE TO
FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE SHADOWGLEN
SUBDIVISION**

SGLH:

SG LAND HOLDINGS LLC, a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the _____ day of _____, 2020, by _____, _____ of SG Land Holdings LLC, a Delaware limited liability company, on behalf of said limited liability company.

[S E A L]

Notary Public, State of Texas

**COUNTERPART SIGNATURE PAGE TO
FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE SHADOWGLEN
SUBDIVISION**

TRAVIS COUNTY MUD NO. 2:

**TRAVIS COUNTY MUNICIPAL UTILITY
DISTRICT NO. 2**, a political subdivision of the
State of Texas

By: _____
Wilmer Roberts, President
Board of Directors

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the _____ day of _____,
2020, by Wilmer Roberts, President of the Board of Directors of Travis County Municipal Utility
District No. 2, a political subdivision of the State of Texas, on behalf of said political subdivision.

[S E A L]

Notary Public, State of Texas

**COUNTERPART SIGNATURE PAGE TO
FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE SHADOWGLEN
SUBDIVISION**

WILBARGER CREEK MUD NO. 1:

**WILBARGER CREEK MUNICIPAL UTILITY
DISTRICT NO. 1**, a political subdivision of the
State of Texas

By: _____
Bill Kochwelp, President
Board of Directors

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____,
2020, by Bill Kochwelp, President of the Board of Directors of Wilbarger Creek Municipal Utility
District No. 1, a political subdivision of the State of Texas, on behalf of said political subdivision.

[S E A L]

Notary Public, State of Texas

**COUNTERPART SIGNATURE PAGE TO
FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE SHADOWGLEN
SUBDIVISION**

WILBARGER CREEK MUD NO. 2:

**WILBARGER CREEK MUNICIPAL UTILITY
DISTRICT NO. 2**, a political subdivision of the
State of Texas

By: _____
James A. Baker, President
Board of Directors

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

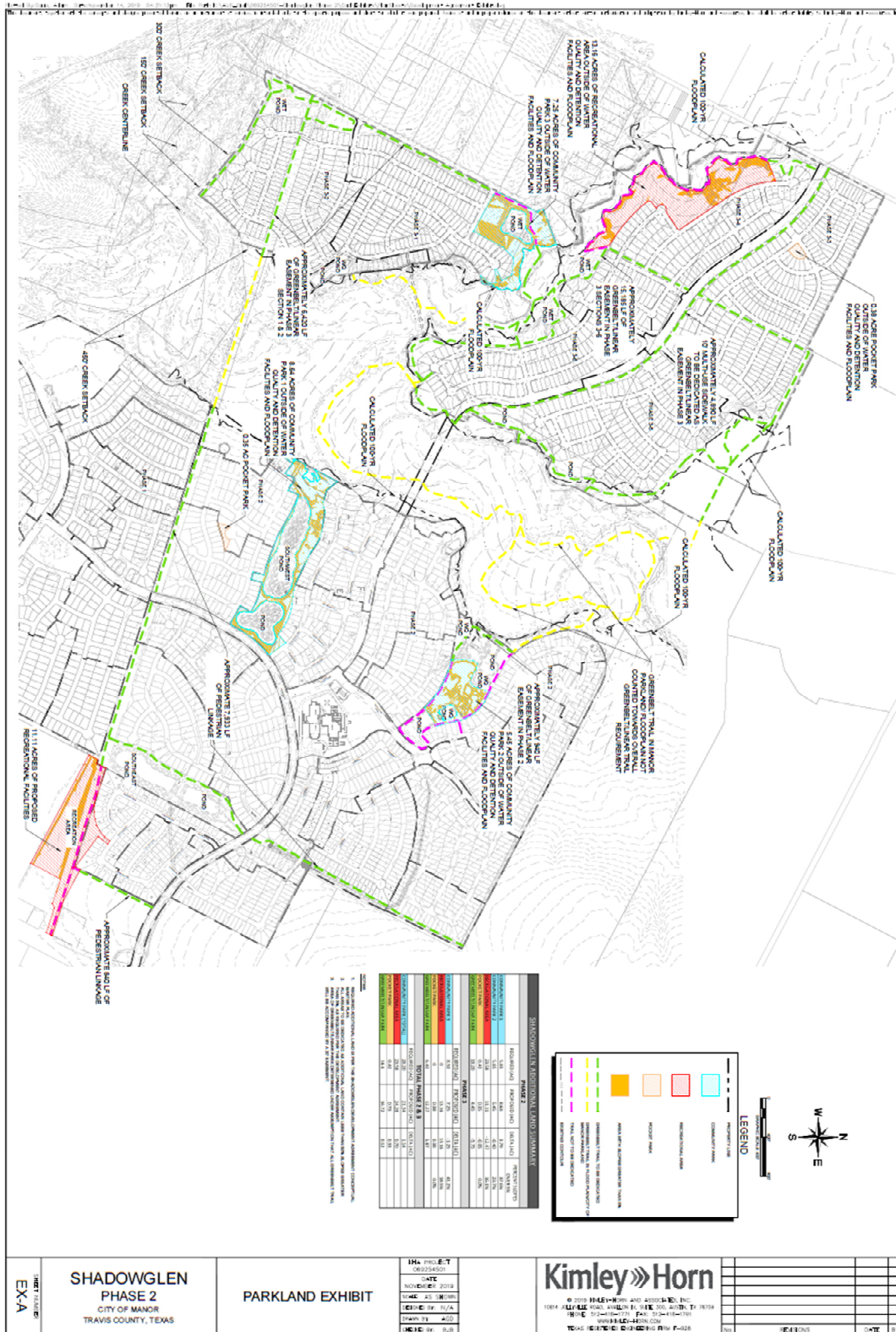
This instrument was acknowledged before me on the _____ day of _____,
2020, by James A. Baker, President of the Board of Directors of Wilbarger Creek Municipal Utility
District No. 2, a political subdivision of the State of Texas, on behalf of said political subdivision.

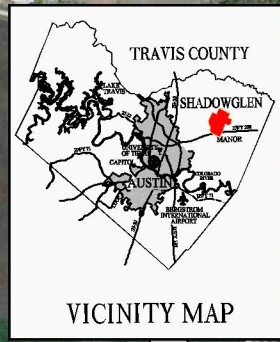
[S E A L]

Notary Public, State of Texas

Exhibit I-1

[attached]





SHADOWGLEN PARKLAND CALCULATIONS
December 3, 2003

City Parkland Requirements per (Ord 159, Sec 4B):
1 acre of parkland for every 66 units

ShadowGlen Development:
Approximately 5,185 SF units divided by 66 equals 48.26 acres required.
Approximately 1,489 MF units divided by 66 equals 22.56 acres required.

Proposed Parkland Credits

Category	Amount
Recreational Play Fields	23.58 ac.
Greenbelt Trail Enhancements	26.00 ac.
Community Park	20.20 ac.
Pocket Park	40 ac.
Woodlands Park	70.9 ac.
TOTAL PARKLAND CREDIT	277.79 ac.
TOTAL PARKLAND REQUIRED	(330.39 ac.)

Parkland Requirements

Proposed Parkland (Phase I)
733 SF units divided by 66 equals 11.11 acres required.
S.F. 411.88 ac. x 0.05 = 10.55 ac. required

Category	Amount
Water Park (Upgraded) 4.0 ac. @ 50%	2.00 ac.
Recreational Play Fields	23.58 ac.
Greenbelt Trail Enhancements	26.00 ac.
Public Golf Course 223.47 ac. @ 50%	111.74 ac.
TOTAL	123.16 ac.

Proposed Parkland (Phase II)
1734 SF + 590 MF = 2324 d.u. by 66 = 35.30 ac. required
S.F. 166.30 ac. x 0.05 = 8.31 ac. required

Category	Amount
Pocket Park 0.4 ac. @ 50%	0.20 ac.
Greenbelt Trail Enhancements	10.20 ac.
Woodlands Park 70.9 ac. @ 50%	35.45 ac.
Community Park	11.70 ac.
Recreational Play Fields	23.58 ac.
TOTAL	81.13 ac.

Proposed Parkland (Phase III)
718 SF + 960 MF = 1678 d.u. by 66 = 25.42 ac. required
S.F. 423.40 ac. x 0.05 = 21.17 ac. required

Category	Amount
Greenbelt Trail Enhancements	6.40 ac.
Woodlands Park 136.8 ac. @ 50%	68.40 ac.
Community Park	8.30 ac.
TOTAL	83.10 ac.

NOTE: All acreages are approximate and are subject to change.

SHADOW GLEN PARKLAND CALCULATIONS
11/26/03

Category	Phase I	Phase II	Phase III	Total
Water Park	2.00	0.20	0.00	2.20
Recreational Play Fields	23.58	23.58	23.58	70.74
Greenbelt Trail Enhancements	26.00	10.20	6.40	42.60
Public Golf Course	111.74	35.45	68.40	215.59
Community Park	11.70	11.70	8.30	31.70
Recreational Play Fields	23.58	23.58	23.58	70.74
TOTAL	123.16	81.13	83.10	287.39

LEGEND

- MAJOR PEDESTRIAN LINKAGE (48,730 LE)**
Concrete sidewalks on one side of the street and 4'-4" concrete sidewalks on the other side of the street with varying horizontal alignments except where prohibited due to vegetation, drainage, or topographic constraints.
- PEDESTRIAN LINKAGE (14,280 LE)**
Variable width linkages from approximately 4' to 8' wide, constructed of a suitable base material such as crushed limestone, bark mulch, crushed granite and/or asphalt or concrete. The flexibility in design and construction of these trails is predicated upon topography, drainage, floodplain and vegetation considerations.
- NATURE TRAIL (36,202 LE)**
Meandering paved cleared pathways varying in width, from approximately 3' to 6' feet. Trails will be routed and cleared in such a way as to minimize impact to streams, drainage ways and native riparian vegetation and the character of the land.
- PEDESTRIAN ACCESS NODES**
Areas intended to denote trail access. Access and directional signage will be installed at these areas.
- WOODLAND PARK/GREENBELT (202.7 ac.)**
Natural riparian woodlands with looping pedestrian nature trails throughout connecting to major pedestrian access points.
- SHARED PARKING**
Where trail access points are proposed, shared parking may be utilized in areas such as the water park, schools, non-residential areas and future development parcels.
- PUBLIC PARKING**
Where trail access points are proposed parking will be provided.
- FLOODWAY DELINEATION**
- 100 YEAR FLOODPLAIN**

- TYPICAL NOTES**
- Construction of the Park Network Concept plan is subject to change predicted upon conditions at approval of individual plans/phases.
 - Parkland and associated pedestrian/bicycle linkages, nature trails, access nodes and parking will be constructed concurrently with adjacent infrastructure improvements. Subsequent improvements will not be accepted until adjacent infrastructure improvements have been completed and accepted.
 - A combination of trail surfacing materials will be applied in the best local use practices of the community and the Parks Network Concept plan. The final surfacing materials are predicted upon the individual type of trail network, locations of trail network, topographic and practical construction applications of trail network. The proposed surfacing materials are further described in the definitions of the individual trail systems.
 - The design of driveway signage will be in accordance with Section 7 of the City of Austin TCM.
 - The City of Austin TCM, Section 7 will be utilized as a guideline for the design and construction of the proposed trail network predicted upon the individual type of trail network, topographic considerations, vegetation, landscaping and practical construction applications of trail network.
 - Bicycle ramps will be incorporated into the proposed trail network plan where applicable, i.e. at locations where ramp access is not already a component of the curb and gutter design, further utilizing the City of Austin TCM, Section 7 as a guideline for the design and construction.
 - Appropriate signage will be provided at Pedestrian Access Nodes establishing trail routes and curfew. Periodic trail/mile markers will be incorporated into the network.
 - Access to the trail system will be controlled to prevent unauthorized vehicular access via bollard installation at Access Node locations. Provisions will be coordinated with local Police and EMS to allow for access during emergency conditions.
 - All accessories such as workout stations, mile markers, benches and water stations will be located and installed prior to occurrence of occupancy within.

BECHTOL RUSSELL
GOLF COURSE ARCHITECTS

MHI McGUYER
HOME BUILDERS, INC.

DWYER REALTY COMPANIES

PLANNED ENVIRONMENTS INC.
LAND PLANNING, LANDSCAPE & GOLF COURSE ARCHITECTURE
2219 WEST LAKE DR. AUSTIN, TX 78746 (512) 474-0806 (512) 474-5458 FAX

SHADOW GLEN I SCORECARD

HOLE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	TOTAL
PAR	4	4	3	5	4	3	4	5	4	3	4	5	4	3	4	5	4	3	70

SHADOW GLEN II SCORECARD

HOLE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	TOTAL
PAR	4	4	3	5	4	3	4	5	4	3	4	5	4	3	4	5	4	3	70

SHADOWGLEN
Time to Live.

PLANNED UNIT DEVELOPMENT
CONCEPTUAL MASTER PLAN

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



AGENDA ITEM NO. ⁵_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 4, 2020

PREPARED BY: Thomas Bolt, City Manager

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to waive park fees for the Spring Austin Bocce Ball League Tournament.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

STAFF RECOMMENDATION:

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



AGENDA ITEM NO. ⁶_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 4, 2020

PREPARED BY: Thomas Bolt, City Manager

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on naming the new City's Park on Lexington Street.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve and name the new City's Park on Lexington Street.

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



AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 4, 2020

PREPARED BY: Dr. Larry Wallace Jr., Mayor

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on establishing the Economic Development Committee for the City of Manor.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

STAFF RECOMMENDATION:

I

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



AGENDA ITEM NO. ⁸_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 4, 2020

PREPARED BY: Dr. Larry Wallace Jr., Mayor

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on establishing the Mayor's Committee for the City of Manor.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

STAFF RECOMMENDATION:

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