



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**

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Wednesday, February 19, 2020

6:00 p.m.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

**WORKSHOP SESSION – 6:00 P.M.**

*\*\*Items discussed during Workshop Session may be continued during the Regular Session if time does not permit holding or completing discussion of the item during Workshop Session.*

**A. Discussion of Regular Agenda Items**

**REGULAR SESSION – 7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (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: Lluvia T. Almaraz,  
City Secretary
  - 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: Thomas Bolt,  
City Manager
  - Police – Ryan Phipps, Chief of Police
  - Development Services – Scott Dunlop, Assistant Dev. Services Director
  - Community Development – Debbie Charbonneau
  - Municipal Court – Sarah Friberg, Court Clerk
  - Public Works – Michael Tuley, Director of Public Works
  - Finance – Lydia Collins, Director of Finance

## **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). Scott Dunlop,  
Asst. Dev. Services  
Director

## 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  
Scott Dunlop,  
Asst. Dev. Services  
Director
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.  
Ryan Phipps,  
Chief of Police
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.  
James Allen,  
Lieutenant
7. Consideration, discussion, and possible action on adopting a Continuing Disclosure Policy for the City of Manor.  
Lydia Collins,  
Finance Director
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.  
Frank T. Phelan,  
P.E.,  
City Engineer
9. Consideration, discussion, and possible action on Change Order No. 2 for the 2017 Water Distribution System Improvements Project.  
Frank T. Phelan,  
P.E.,  
City Engineer
10. Consideration, discussion, and possible action on Notice of Partial Assignment of Development Agreement – Shadowglen.  
Scott Dunlop,  
Asst. Dev. Services  
Director
11. Consideration, discussion, and possible action on a development agreement for the Manor Apartment Development (W2 Real Estate).  
Scott Dunlop,  
Asst. Dev. Services  
Director
12. Consideration, discussion, and possible action on a parkland fee-in-lieu for the Manor Grand Apartments.  
Scott Dunlop,  
Asst. Dev. Services  
Director
13. Consideration, discussion, and possible action on a parkland fee-in-lieu for the Grassdale Apartments.  
Scott Dunlop,  
Asst. Dev. Services  
Director

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| 14. <u>Second and Final Reading</u> : 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. | Scott Dunlop,<br>Asst. Dev. Services<br>Director |
| 15. Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances Chapter 2 Animal Control.   | Scott Dunlop,<br>Asst. Dev. Services<br>Director |
| 16. Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances Chapter 3 Building Regulations.   | Scott Dunlop,<br>Asst. Dev. Services<br>Director |
| 17. Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances Chapter 4 Business Regulations.   | Scott Dunlop,<br>Asst. Dev. Services<br>Director |
| 18. Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances Chapter 6 Health and Sanitation.  | Scott Dunlop,<br>Asst. Dev. Services<br>Director |
| 19. Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances Chapter 8 Offenses and Nuisances.   | Scott Dunlop,<br>Asst. Dev. Services<br>Director |
| 20. Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances to add Chapter 15 Site Development.   | Scott Dunlop,<br>Asst. Dev. Services<br>Director |

## 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 551.076 and Section 551.089 Deliberation Regarding Security Devices or Security Audits*

## 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 14, 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](mailto:ltijerina@cityofmanor.org)***