



**CITY COUNCIL CALLED SPECIAL MEETING
MINUTES
NOVEMBER 29, 2023**

PRESENT:

Dr. Christopher Harvey, Mayor

COUNCIL MEMBERS:

Emily Hill, Mayor Pro Tem, Place 1
Anne Weir, Place 2
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6

CITY STAFF:

Scott Moore, City Manager
Lluvia T. Almaraz, City Secretary
Scott Jones, Economic Development Director
Ryan Phipps, Chief of Police
Scott Dunlop, Development Services Director
Veronica Rivera, Assistant City Attorney
Frank Phelan, P.E., City Engineer
Christina M. Lane, Finance Consultant
Gregory Miller, Bond Counsel

SPECIAL SESSION – 6:00 P.M.

With a quorum of the Council Members present, the special session of the Manor City Council was called to order by Mayor Harvey at 6:03 p.m. on Wednesday, November 29, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Mayor Harvey gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his concerns regarding the Issuance of Combination Tax and Revenue Certificates. He also expressed his opposition to affordable housing development within the city and his frustration with city staff and city council.

No one else appeared to speak at this time.

PUBLIC HEARING

1. Conduct a public hearing on the Application of Manor Leased Housing Associates I, Limited Partnership to the Texas Department of Housing and Community Affairs for Housing Tax Credits.

The city staff recommended that the City Council conduct the Public Hearing.

Mayor Harvey opened the Public Hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his opposition to affordable housing development within the city.

Mayor Harvey spoke about the city's goals regarding affordable housing opportunities and expressed his views on affordable housing within the city.

Bond Counsel Gregory Miller discussed the application process with the developer, the steps that must be taken before development, and the Texas Department of Housing and Community Affairs requirements for Housing Tax Credits.

David D'Amelio, with Dominion, briefly updated the City Council on what had transpired within a few weeks. He stated that Dominion had reached out to the community for additional input and discussed the next steps for the procedure and timeline of the project.

A discussion was held regarding a special meeting to be conducted to provide additional information regarding the development.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

CONSENT AGENDA

2. Consideration, discussion, and possible action on seven Water, Wastewater, Access, and Drainage Easements for the Manor Crossing Development.

- A 1.031-acre drainage easement
- A 0.7180-acre drainage, water, and wastewater easement
- A 4.832-acre water, wastewater, drainage, and access easement
- A 1.947-acre drainage easement
- A 0.4663-acre drainage easement
- A 0.2316-acre drainage easement
- A 0.0294-acre water line easement

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to approve and accept the consent agenda.

Discussion was held regarding the clarification of the donation of the easements.

There was no further discussion.

Motion to approve carried 7-0

REGULAR AGENDA

3. Consideration, discussion, and possible action on a Resolution of No Objection to the Application of Manor Leased Housing Associates I, Limited Partnership to the Texas Department of Housing and Community Affairs for Housing Tax Credits.

The city staff recommended that the City Council approve Resolution No. 2023-38 of No Objection to the application of Manor Leased Housing Associates I, Limited Partnership to the Texas Department of Housing and Community Affairs for Housing Tax Credit.

Bond Counsel Gregory Miller discussed the proposed Resolution requirement for the Texas Department of Housing and Community Affairs for Housing Tax Credit.

Resolution No. 2023-38: A Resolution of The City Council of The City of Manor, Texas of No Objection to the Application of Manor Leased Housing Associates I, Limited Partnership to the Texas Department of Housing and Community Affairs for Housing Tax Credits.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Moreno, to approve Resolution No. 2023-38 of No Objection to the application of Manor Leased Housing Associates I, Limited Partnership to the Texas Department of Housing and Community Affairs for Housing Tax Credit.

There was no further discussion.

Motion to approve carried 7-0

4. Consideration, discussion, and possible action on an Ordinance of the City of Manor, Texas Authorizing the Issuance of Combination Tax and Revenue Certificates of Obligation, Series 2023; Authorizing the Sale Thereof; and Enacting Provisions Incident and Related to the Issuance of Said Certificates.

The city staff recommended that the City Council approve Ordinance No. 727 Authorizing the Issuance of Combination Tax and Revenue Certificates of Obligation, Series 2023.

Finance Consultant Christina Lane discussed the proposed ordinance, the bid process, and the interest received on certificates.

Mayor Harvey thanked Ms. Lane for her assistance and hard work.

Council Member Amezcua thanked Ms. Lane for listening to the Council's needs and working with everyone.

Ordinance No. 727: An Ordinance Authorizing the Issuance Of \$36,245,000 "City Of Manor, Texas Combination Tax And Revenue Certificates Of Obligation, Series 2023"; Authorizing The Sale Thereof; And Enacting Provisions Incident And Related To The Issuance Of Said Certificates.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir, to approve Ordinance No. 727 Authorizing the Issuance of Combination Tax and Revenue Certificates of Obligation, Series 2023.

There was no further discussion.

Motion to approve carried 7-0

5. Consideration, discussion, and possible action on Resolution Expressing Intent to Finance Expenditures to be Incurred by the City of Manor, Texas.

The city staff recommended that the City Council approve Resolution No. 2023-39 Expressing Intent to Finance Expenditures to be Incurred by the City of Manor, Texas.

Bond Counsel Gregory Miller discussed the proposed Resolution requirement.

City Manager Moore expressed his appreciation to Bond Counsel and discussed future processes that need to be taken to move the city forward with future developments.

Resolution No. 2023-39: A Resolution of The City Council of The City of Manor, Texas Expressing Intent to Finance Expenditures to be Incurred by the City of Manor, Texas.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve Resolution No. 2023-39 Expressing Intent to Finance Expenditures to be Incurred by the City of Manor, Texas.

There was no further discussion.

Motion to approve carried 7-0

Mayor Harvey adjourned the special session of the Manor City Council into Executive Session at 6:33 p.m. on Wednesday, November 29, 2023, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Manor Downs project* at 6:33 p.m. on Wednesday, November 29, 2023.

The Executive Session was adjourned at 6:58 p.m. on Wednesday, November 29, 2023.

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during the Closed Executive Session at 6:58 p.m. on Wednesday, November 29, 2023.

There was no further discussion, and no action was taken.

ADJOURNMENT

The Special Session of the Manor City Council Adjourned at 6:58 p.m. on Wednesday, November 29, 2023.

These minutes were approved by the Manor City Council on the 6th day of December 2023.

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

Draft Minutes