



**CITY COUNCIL  
REGULAR SESSION MINUTES  
MAY 5, 2021  
Via Telephone/Video Conference  
(Zoom Meeting)**

The meeting was live streamed on Manor Facebook Live beginning at 7:00 p.m.  
<https://www.facebook.com/cityofmanor/>

*Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in person meetings that assemble large groups of people the City Council meeting scheduled for Wednesday, May 5<sup>th</sup>, was only open to the public via remote access.*

The following instructions were provided to the general public.

*Instructions for Public Speaking:*

- Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting [www.cityofmanor.org](http://www.cityofmanor.org) where a registration link will be posted on the calendar entry for each public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to [publiccomments@cityofmanor.org](mailto:publiccomments@cityofmanor.org). Once registered, instructions will be emailed to you on how to join the videoconference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

*Upon receiving instructions to join zoom meeting the following rules will apply:*

- All speakers must address their comments to the Mayor rather than to individual Council Members or city staff. Speakers should speak clearly into their device and state their name and address prior to beginning their remarks. Speakers will be allowed three (3) minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting.

Mayor Wallace advised that all votes would be conducted by a Roll Call Vote, meaning each City Council Member would be called on separately to cast their vote.

**PRESENT VIA ZOOM:**

Dr. Larry Wallace Jr., Mayor

**COUNCIL MEMBERS:**

Dr. Christopher Harvey, Mayor Pro Tem, Place 3  
Emily Hill, Place 1  
Anne Weir, Place 2  
Sonia Wallace, Place 4  
Deja Hill, Place 5  
Gene Kruppa, 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  
Tracey Vasquez, HR Manager  
Michael Pachnick, IT Tech  
Veronica Rivera, Legal Counsel  
Frank T. Phelan, P.E., City Engineer  
Samuel D. Kiger, P.E., City Engineer  
Gregory Miller, Bond Counsel  
Christina Lane, Finance Counsel  
Jon Snyder, PID Administrator

**REGULAR SESSION – 7:00 P.M.**

With a quorum of the Council Members present via video/telephone conference, the regular session of the Manor City Council was called to order by Mayor Wallace at 7:00 p.m. on Wednesday, May 5, 2021.

**PLEDGE OF ALLEGIANCE**

At the direction of Mayor Wallace, Council Member Kruppa, led the Pledge of Allegiance.

**EVENTS/ANNOUNCEMENTS**

**A. Juneteenth Event, Saturday, June 19<sup>th</sup>**

City Manager Bolt announced and invited everyone to attend the Juneteenth Peace Walk Event scheduled for Saturday, June 19, 2021, from 10am – 12pm, from Manor City Hall to Jennie Lane Park.

## **PROCLAMATIONS**

### **A In Memory of Hunter Hartman**

Mayor Wallace read a proclamation in Memory of Hunter Hartman.

### **B. Declaring the Month of May 2021, as “National Preservation Month”**

Mayor Wallace read a proclamation declaring the Month of May 2021, as “*National Preservation Month.*”

### **C. Declaring the Month of May 2021, as “Asian/Pacific American Heritage Month”**

Mayor Wallace read a proclamation declaring the Month of May 2021, as “*Asian/Pacific American Heritage Month.*”

### **D. Declaring the week of May 2 – May 8, 2021, as “Municipal Clerks Week”**

Mayor Wallace read a proclamation declaring the week of May 2 – May 8, 2021, as “*Municipal Clerks Week.*”

### **E. Declaring the week of May 9 – May 15, 2021, as “Police Week”**

Mayor Wallace read a proclamation declaring the week of May 9 – May 15, 2021, as “*Police Week.*”

## **PUBLIC COMMENTS**

There were no public comments received prior to the meeting.

## **PUBLIC HEARINGS**

### **1. Public Hearing: Discussion on the approval of a Service and Assessment Plan for the Manor Heights Public Improvement District.**

The City staff recommended that the City Council conduct the public hearing.

Mayor Wallace opened the public hearing.

Jon Snyder with P3Works, 3901 S. Lamar Blvd., Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Christina Lane, Finance Counsel, 6805 Capital of Texas Hwy., Suite 350, Austin, Texas, submitted a speaker card; however, she did not wish to speak but was available to answer any questions posed by City Council.

Robert Rivera with FMS Bonds, Inc., 5 Cowboys Way, Frisco, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Gregory D. Miller with Bickerstaff Health Delgado Acosta, 3711 S. MoPac Expressway, Bldg. One, Suite, 300, Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Rick Rosenberg with DPF, Inc., 8140 N. MoPac Expressway, Bldg. 4, Suite 270, Austin, Texas, submitted a speaker card in support of this item; however, he did not speak.

Justin Reynolds with Forestar Group, 10700 Pecan Park Blvd., Suite 150, Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

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

There was no discussion.

**Motion to close carried 7-0**

- 2. Public Hearing: Discussion on proposed assessments to be levied against assessable property with the Major Improvement Area, Improvement Area #1 and Improvement Area #2 of the Manor Heights Public Improvement District, pursuant to the provisions of Chapter 372 of the Texas Local Government Code.**

The City staff recommended that the City Council conduct the public hearing.

Mayor Wallace opened the public hearing.

Jon Snyder with P3Works, 3901 S. Lamar Blvd., Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Christina Lane, Finance Counsel, 6805 Capital of Texas Hwy., Suite 350, Austin, Texas, submitted a speaker card; however, she did not wish to speak but was available to answer any questions posed by City Council.

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Rick Rosenberg with DCFG, Inc., 8140 N. MoPac Expressway, Bldg. 4, Suite 270, Austin, Texas, submitted a speaker card in support of this item; however, he did not speak.

Justin Reynolds with Forestar Group, 10700 Pecan Park Blvd., Suite 150, Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

**MOTION:** Upon a motion made by Mayor Pro Tem Harvey and seconded by Council Member Kruppa, to close the Public Hearing.

There was no discussion.

**Motion to close carried 7-0**

**3. Public Hearing: Discussion on the issuance of Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Major Improvement Area Project).**

The City staff recommended that the City Council conduct the public hearing.

Mayor Wallace opened the public hearing.

Jon Snyder with P3Works, 3901 S. Lamar Blvd., Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Christina Lane, Finance Counsel, 6805 Capital of Texas Hwy., Suite 350, Austin, Texas, submitted a speaker card; however, she did not wish to speak but was available to answer any questions posed by City Council.

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Gregory D. Miller with Bickerstaff Health Delgado Acosta, 3711 S. MoPac Expressway, Bldg. One, Suite, 300, Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Rick Rosenberg with DPF, Inc., 8140 N. MoPac Expressway, Bldg. 4, Suite 270, Austin, Texas, submitted a speaker card in support of this item; however, he did not speak.

Justin Reynolds with Forestar Group, 10700 Pecan Park Blvd., Suite 150, Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

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

There was no discussion.

**Motion to close carried 7-0**

**4. Public Hearing: Discussion on the issuance of Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Improvement Area #1-2 Project).**

The City staff recommended that the City Council conduct the public hearing.

Mayor Wallace opened the public hearing.

Jon Snyder with P3Works, 3901 S. Lamar Blvd., Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Christina Lane, Finance Counsel, 6805 Capital of Texas Hwy., Suite 350, Austin, Texas, submitted a speaker card; however, she did not wish to speak but was available to answer any questions posed by City Council.

Robert Rivera with FMS Bonds, Inc., 5 Cowboys Way, Frisco, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Gregory D. Miller with Bickerstaff Health Delgado Acosta, 3711 S. MoPac Expressway, Bldg. One, Suite, 300, Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Rick Rosenberg with DPF, Inc., 8140 N. MoPac Expressway, Bldg. 4, Suite 270, Austin, Texas, submitted a speaker card in support of this item; however, he did not speak.

Justin Reynolds with Forestar Group, 10700 Pecan Park Blvd., Suite 150, Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

**MOTION:** Upon a motion made by Council Member Kruppa and seconded by Council Member Weir, to close the Public Hearing.

There was no discussion.

**Motion to close carried 7-0**

## **CONSENT AGENDA**

### **5. Consideration, discussion, and possible action to approve the City Council Minutes.**

- **April 21, 2021, City Council Regular Meeting; and**
- **April 27, 2021, 2020, City Council Called Special Session**

**MOTION:** Upon a motion made by Council Member Weir and seconded by Council Member Kruppa, to approve and adopt all items on the Consent Agenda.

There was no discussion.

**Motion to approve carried 7-0**

## **REGULAR AGENDA**

### **6. Second and Final Reading: Consideration, discussion, and possible action on an ordinance rezoning 2.13 acres, more or less, Lot 4, Bluebonnet Business Park, Section One, and being located at 15721 US Hwy 290 E from Agricultural (A) to Heavy Commercial (C-3). Applicant: Keepers Land Planning Owner: Lisa Nehring**

The City staff recommended that the City Council approve the second and final reading of Ordinance No. 608 rezoning 2.13 acres, more or less, Lot4, Bluebonnet Business Park, Section One, and being located at 15721 US Hwy 290E. from Agriculture (A) to Medium commercial (C-2).

Ordinance No. 608: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Agriculture (A) to Medium Commercial (C-2); Making Findings of Fact; and Providing for Related Matters.

**MOTION:** Upon a motion made by Council Member Kruppa and seconded by Council Member Wallace, to approve the second and final reading of Ordinance No. 608 rezoning 2.13 acres, more or less, Lot 4, Bluebonnet Business Park, Section One, and being located at 15721 US Hwy 290E. from Agriculture (A) to Medium Commercial (C-2).

There was no further discussion.

**Motion to approve carried 7-0**

**7. Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas Approving and Authorizing the First Amendment to the Manor Heights Public Improvement District Reimbursement Agreement (Improvement Area #1 and Improvement Area #2).**

The City staff recommended that the City Council approve Resolution No. 2021-11 approving and authorizing the First Amendment to the Manor Heights public Improvement District Reimbursement Agreement (Improvement Area#1 and Improvement Area #2).

At the direction of City Manager Bolt, City Attorney Rivera discussed the Resolution and revisions on the Reimbursement Agreement – Amendment Section 1. Increase in Reimbursement Obligations. Notwithstanding anything to the contrary contained in Section 5 of the Reimbursement Agreement, the “Improvement Area #1 Reimbursement Obligation” shall be in an amount not to exceed **\$3,735,156.00** and the “Improvement Area #2 Reimbursement Obligation” shall be in an amount not to exceed **\$3,569,844.00**. She asked for motion to include revised amounts.

Jon Snyder, PID Administrator discussed the revisions on the interest rates for the bond.

Christina Lane, Finance Counsel, 6805 Capital of Texas Hwy., Suite 350, Austin, Texas, submitted a speaker card; however, she did not wish to speak but was available to answer any questions posed by City Council.

Robert Rivera with FMS Bonds, Inc., 5 Cowboys Way, Frisco, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Gregory D. Miller with Bickerstaff Health Delgado Acosta, 3711 S. MoPac Expressway, Bldg. One, Suite, 300, Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Rick Rosenberg with DPF, Inc., 8140 N. MoPac Expressway, Bldg. 4, Suite 270, Austin, Texas, submitted a speaker card in support of this item; however, he did not speak.

Talley Williams with Metcalfe Wolff Stuart & Williams, LLC, 221 W. 6<sup>th</sup> Street, Suite 1300., Austin, Texas, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by City Council.

Resolution No. 2021-11: A Resolution of the City of Manor, Texas Approving and Authorizing the First Amendment to the Manor Heights Public Improvement District Reimbursement Agreement (Improvement Area #1 And Improvement Area #2).



**MOTION:** Upon a motion made by Council Member Kruppa and seconded by Mayor Pro Tem Harvey, to approve Resolution No. 2021-11 approving and authorizing the First Amendment to the Manor Heights public Improvement District Reimbursement Agreement (Improvement Area#1 and Improvement Area #2) with revised amounts provided by City Attorney Rivera.

There was no further discussion.

**Motion to approve carried 7-0**

**8. Consideration, discussion, and possible action on an Ordinance of the City of Manor, Texas Making a Finding of Special Benefit to the Property in the Manor Heights Public Improvement District; Providing for the Method of Assessment of Special Assessments Against Property in the District; Approving Assessment Rolls for the District; Levying Assessments Against Property Within the District; Providing for Payment of the Assessments; Providing for Penalties and Interest on Delinquent Assessments; Establishing a Lien on Property Within the District; Approving a Service and Assessment Plan; Providing for Related Matters in Accordance with Chapter 372, Texas Local Government Code; Providing an Effective Date; and Providing for Severability.**

The City staff recommended that the City Council approve Ordinance No. 609 Making a Finding of Special Benefit to the Property in the Manor Heights PID; Providing for the Method of Assessment of Special Assessments Against Property in the District; Approving Assessment Rolls for the District; Levying Assessments Against Property Within the District; Providing for Payment of the Assessments; Providing for Penalties and Interest on Delinquent Assessments; Establishing a Lien on Property Within the District; Approving a Service and Assessment Plan; Providing for Related Matters.

Jon Snyder, PID Administrator, discussed the new improvements and assessments for the Manor Heights PID. He asked for the motion to include the revision to the proposed assessment roll to the amounts reflected in the current assessment roll.

Christina Lane, Finance Counsel, 6805 Capital of Texas Hwy., Suite 350, Austin, Texas, submitted a speaker card; however, she did not wish to speak but was available to answer any questions posed by City Council.

Robert Rivera with FMS Bonds, Inc., 5 Cowboys Way, Frisco, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Gregory D. Miller with Bickerstaff Health Delgado Acosta, 3711 S. MoPac Expressway, Bldg. One, Suite, 300, Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Rick Rosenberg with DPF, Inc., 8140 N. MoPac Expressway, Bldg. 4, Suite 270, Austin, Texas, submitted a speaker card in support of this item; however, he did not speak.

Talley Williams with Metcalfe Wolff Stuart & Williams, LLC, 221 W. 6<sup>th</sup> Street, Suite 1300., Austin, Texas, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by City Council.

Ordinance No. 609: An Ordinance of the City of Manor, Texas Making a Finding of Special Benefit to the Property in the Manor Heights Public Improvement District; Providing for the Method of Assessment of Special Assessments Against Property in the District; Approving Assessment Rolls for the District; Levying Assessments Against Property Within the District; Providing for Payment of the Assessments; Providing for Penalties and Interest on Delinquent Assessments; Establishing a Lien on Property Within the District; Approving a Service and Assessment Plan; Providing for Related Matters in Accordance With Chapter 372, Texas Local Government Code; Providing an Effective Date; and Providing for Severability.

**MOTION:** Upon a motion made by Council Member Kruppa and seconded by Mayor Pro Tem Harvey, to approve Ordinance No. 609 Making a Finding of Special Benefit to the Property in the Manor Heights PID; Providing for the Method of Assessment of Special Assessments Against Property in the District; Approving the new Assessment Rolls for the District; Levying Assessments Against Property Within the District; Providing for Payment of the Assessments; Providing for Penalties and Interest on Delinquent Assessments; Establishing a Lien on Property Within the District; Approving a Service and Assessment Plan; Providing for Related Matters in Accordance With Chapter 372, Texas Local Government Code; Providing an Effective Date; and Providing for Severability.

The discussion was held regarding the clarification of the assessment fee.

There was no further discussion.

**Motion to approve carried 7-0**

- 9. Consideration, discussion, and possible action on an Ordinance Authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Major Improvement Area Project); Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, and Other Agreements and Documents in Connection Therewith; Making Findings with Respect to the Issuance of Such Bonds; Providing an Effective Date.**

The City staff recommended that the City Council approve Ordinance No. 610 Authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Major Improvement Area Project); Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, and Other Agreements and Documents in Connection Therewith; and other related matters.

Jon Snyder, PID Administrator, discussed Item No. 9 and Item No. 10.

At the direction of Jon Snyder, Finance Advisor Christina Lane, discussed the Economic Development impact for the new development of the Manor Heights PID for Item 9 and Item 10.

At the direction of Jon Snyder, Bond Counsel Tripp Davenport discussed the new bond rates for Item 9 and Item 10.

Robert Rivera with FMS Bonds, Inc., 5 Cowboys Way, Frisco, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Gregory D. Miller with Bickerstaff Health Delgado Acosta, 3711 S. MoPac Expressway, Bldg. One, Suite, 300, Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Rick Rosenberg with DPF, Inc., 8140 N. MoPac Expressway, Bldg. 4, Suite 270, Austin, Texas, submitted a speaker card in support of this item; however, he did not speak.

Talley Williams with Metcalfe Wolff Stuart & Williams, LLC, 221 W. 6<sup>th</sup> Street, Suite 1300., Austin, Texas, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by City Council.

Ordinance No. 610: An Ordinance Authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Major Improvement Area Project); Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, and Other Agreements and Documents in Connection Therewith; Making Findings with Respect to the Issuance of Such Bonds; Providing an Effective Date.

**MOTION:** Upon a motion made by Council Member Kruppa and seconded by Council Member Weir, to approve Ordinance No. 610 Authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Major Improvement Area Project); Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, and Other Agreements and Documents in Connection Therewith; Making Findings with Respect to the Issuance of Such Bonds; Providing an Effective Date.

The discussion was held regarding the clarification on the developers' names and project name.

There was no further discussion.

**Motion to approve carried 7-0**

**10. Consideration, discussion, and possible action on an Ordinance Authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Improvement Area #1-2 Project); Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, and Other Agreements and Documents in Connection Therewith; Making Findings with Respect to the Issuance of Such Bonds; Providing an Effective Date.**

The City staff recommended that the City Council approve Ordinance No. 611 Authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Improvement Area #1-2 Project); Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, and Other Agreements and Documents in Connection Therewith; and other related matters.

Robert Rivera with FMS Bonds, Inc., 5 Cowboys Way, Frisco, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Gregory D. Miller with Bickerstaff Health Delgado Acosta, 3711 S. MoPac Expressway, Bldg. One, Suite, 300, Austin, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by City Council.

Rick Rosenberg with DPF, Inc., 8140 N. MoPac Expressway, Bldg. 4, Suite 270, Austin, Texas, submitted a speaker card in support of this item; however, he did not speak.

Talley Williams with Metcalfe Wolff Stuart & Williams, LLC, 221 W. 6<sup>th</sup> Street, Suite 1300., Austin, Texas, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by City Council.

Ordinance No. 611: An Ordinance Authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Improvement Area #1-2 Project); Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, and Other Agreements and Documents in Connection Therewith; Making Findings With Respect to the Issuance of Such Bonds; Providing an Effective Date.

**MOTION:** Upon a motion made by Council Member Kruppa and seconded by Council Member Wallace, to approve Ordinance No. 611 Authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Improvement Area #1-2 Project); Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, and Other Agreements and Documents in Connection Therewith; Making Findings with Respect to the Issuance of Such Bonds; Providing an Effective Date.

The discussion was held regarding the clarification on the developers' names and project name.

There was no further discussion.

**Motion to approve carried 7-0**

**11. Consideration, discussion, and possible action on a Resolution finding that Oncor Electric Delivery Company LLC's application for approval of a distribution cost recovery factor pursuant to Texas Administrative Code 23.243 to increase distribution rates within the city should be denied.**

The City staff recommended that the City Council approve Resolution No. 2021-12 to deny the Oncor Electric Delivery Company LLC's application for approval of a distribution cost recovery factor pursuant to Texas Administrative Code 23.243 to increase distribution rates within the city.

City Manager Bolt discussed the proposed resolution.

Armando Perez with Oncor, 350 Texas Avenue, Round Rock, Texas, spoke in regard to the proposed resolution and explained the denial request for the increase distribution rates within the city.

Mr. Perez discussed the rates increase for Manor residents.

Mayor Wallace thanked Mr. Perez for assisting the city during the winter storm.

Resolution No. 2021-12: A Resolution of the City Council of the City of Manor, Texas Finding that Oncor Electric Delivery Company LLC's ('Oncor" Or" Company") Application for Approval of a Distribution Cost Recovery Factor Pursuant to Tex. Admin. Code 23.243 to Increase Distribution Rates Within the City Should be Denied; Requiring Notice of This Resolution to the Company; Finding That the Meeting at Which This Resolution is Passed was Noticed and is Open to the Public as Required by Law.

**MOTION:** Upon a motion made by Council Member Weir and seconded by Council Member Emily Hill, to approve Resolution No. 2021-12 denying the Oncor Electric Delivery Company LLC's application for approval of a distribution cost recovery factor pursuant to Texas Administrative Code 23.243 to increase distribution rates within the city.

There was no further discussion.

**Motion to approve carried 7-0**

**12. Consideration, discussion, and possible action on a Water Tower Lease and License Agreement with Cellco Partnership d/b/a Verizon Wireless.**

The City staff recommended that the City Council approve a Water Tower Lease and License Agreement with Cellco Partnership d/b/a Verizon Wireless.

Asst. Development Services Director Dunlop discussed the proposed Lease and License Agreement.

**MOTION:** Upon a motion made by Council Member Kruppa and seconded by Mayor Pro Tem Harvey, to approve a Water Tower Lease and License Agreement with Cellco Partnership d/b/a Verizon Wireless.

There was no further discussion.

**Motion to approve carried 7-0**

**13. Consideration, discussion, and possible action on a change order to the construction contract for the Wilbarger Creek Wastewater Treatment and Collection System Improvements project.**

The City staff recommended that the City Council approve Change Order no. 6 to the construction contract for the Wilbarger Creek Wastewater Treatment and Collection System Improvement project with Excel Construction services, LLC in the amount of \$13,321.00.

City Engineer Phelan discussed the proposed change order.

**MOTION:** Upon a motion made by Council Member Kruppa and seconded by Mayor Pro Tem Harvey, to approve Change Order no. 6 to the construction contract for the Wilbarger Creek Wastewater Treatment and Collection System Improvement project with Excel Construction services, LLC in the amount of \$13,321.00.

The discussion was held regarding warranty on the project.

There was no further discussion.

**Motion to approve carried 7-0**

**14. Consideration, discussion, and possible action on a Construction Contract for the East US 290 Waterline CIP W-17 in the amount of \$660,821.35.**

The City staff recommended that the City Council approve and award the Construction Contract to Atlas Construction, Corporation for the East US 290 Waterline CIP W-17 in the amount of \$660,821.35.

City Engineer Kiger discussed the proposed construction contract.

**MOTION:** Upon a motion made by Mayor Pro Tem Harvey and seconded by Council Member Wallace, to approve and award the Construction Contract to Atlas Construction, Corporation for the East US 290 Waterline CIP W-17 in the amount of \$660,821.35.

There was no further discussion.

**Motion to approve carried 7-0**

**15. Consideration, discussion, and possible action on a Construction Contract for the Cottonwood Creek Wastewater Collection System Improvements in the amount of \$2,973,557.00.**

The City staff recommended that the City Council approve and award the Construction Contract to D Guerra Construction, LLC., for the Cottonwood Creek Wastewater Collection System Improvements in the amount of \$2,973,557.00.

City Engineer Kiger discussed the proposed construction contract.

**MOTION:** Upon a motion made by Council Member Kruppa and seconded by Mayor Pro Tem Harvey, to approve and award the Construction Contract to D Guerra Construction, LLC., for the Cottonwood Creek Wastewater Collection System Improvements in the amount of \$2,973,557.00.

There was no further discussion.

**Motion to approve carried 7-0**

**ADJOURNMENT**

The Regular Session of the Manor City Council Adjourned at 8:20 p.m. on Wednesday, May 5, 2021.

These minutes approved by the Manor City Council on the 19<sup>th</sup> day of May 2021.

**APPROVED:**

\_\_\_\_\_  
Dr. Larry Wallace Jr.  
Mayor

**ATTEST:**

\_\_\_\_\_  
Lluvia T. Almaraz, TRMC  
City Secretary

Draft Minutes