



**CITY COUNCIL  
REGULAR SESSION MINUTES  
SEPTEMBER 4, 2024**

**This meeting was live-streamed on Manor's YouTube Channel  
You can access the meeting at <https://www.cityofmanor.org/page/livestream>**

**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  
Ryan Phipps, Chief of Police  
Denver Collins, Assistant Chief of Police  
Lluvia T. Almaraz, City Secretary  
Scott Jones, Economic Development Director  
Belen Peña, Finance Director  
Tracey Vasquez, HR Director  
Yalondra V. Santana, Heritage & Tourism Manager  
Michael Burrell, Interim Development Services Director  
Mathew Woodard, Public Works Director  
Phil Green, IT Director  
Frank Phelan, City Engineer  
Pauline Gray, City Engineer  
Veronica Rivera, Assistant City Attorney

## REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Harvey at 7:15 p.m. on Wednesday, September 4, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

## INVOCATION

Father Daniel Robayo with St. Mary Magdelene Episcopal Church gave the invocation.

## PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

## PROCLAMATIONS

### **A. Declaring Wednesday, September 11, 2024, as “National Day of Service and Remembrance (9/11 Day)”.**

Mayor Harvey read and presented the Proclamation to Chief of Police Phipps.

### **B. Declaring September 15 – October 15, 2024, as “Hispanic Heritage Month”.**

Mayor Harvey read and presented the Proclamation to Councilwoman Amezcua.

Heritage & Tourism Manager Valderrama invited everyone to attend the first Heritage Fest on October 5, 2024, at Timmermann Park from noon – 6:00 p.m.

### **C. Declaring Tuesday, September 17, 2024, as “National Voter Registration Day”.**

Mayor Harvey read and presented the Proclamation to the staff.

## PUBLIC COMMENTS

Scott Dunlop with Keep Manor Beautiful announced the KMB’s Wild Flower Seed Spread event on Saturday, September 14, 2024, from 9:00 a.m. to 12:00 p.m. He invited everyone to attend.

Fay Carter, 18128 Topsoil St., Manor, Texas submitted a speaker card and spoke regarding the unity of America. Ms. Carter announced that she would have her radio show on Fridays on KLBK and invited everyone to listen in.

No one else appeared at this time.

## PUBLIC HEARINGS

### 1. Conduct a public hearing to receive public comments on a proposed franchise ordinance to provide solid waste and recycling collection and disposal services within the City of Manor.

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

Mayor Harvey opened the Public Hearing.

Braxton Zela with Texas Disposal Systems (TDS) submitted a speaker card and spoke regarding solid waste and recycling services and the company's history. He provided the attached summary information.

City Manager Moore discussed the current and past RFP process for the city.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Weir to close the public hearing.

A discussion was held regarding TDS bulk pickup services.

There was no further discussion.

**Motion to close carried 7-0**

### 2. Conduct a public hearing on the FY2024-2025 Proposed Property Tax Rate of the City of Manor, Texas.

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

Mayor Harvey opened the Public Hearing.

Finance Director Peña discussed the proposed property tax rate.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to close the public hearing.

There was no further discussion.

**Motion to close carried 7-0**

### 3. Conduct a public hearing on the FY 2024-2025 Proposed Annual Budget of the City of Manor, Texas.

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

Mayor Harvey opened the Public Hearing.

Finance Director Peña discussed the proposed FY2024-2025 Annual Budget.

**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**

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

- July 17, 2024, City Council Regular Meeting
- August 5, 2024, City Council Workshop
- August 7, 2024, City Council Regular Meeting
- August 20, 2024, City Council Workshop
- August 21, 2024, City Council Regular Meeting
- August 27, 2024, City Council Workshop

**5. Consideration, discussion, and possible action on accepting the July 2024 City Council Monthly Reports.**

**6. Consideration, discussion, and possible action on accepting the July 2024 Departmental Reports.**

- Finance – Belen Peña, Finance Director
- Police – Ryan Phipps, Chief of Police
- Travis County ESD No. 12 – Chris McKenzie, Interim Fire Chief
- Economic Development – Scott Jones, Economic Development Director
- Development Services – Scott Dunlop, Development Services Director
- Community Development – Yalondra V. Santana, Heritage & Tourism Manager
- Municipal Court – Sofi Duran, Court Administrator
- Public Works – Matt Woodard, Director of Public Works
- Human Resources – Tracey Vasquez, HR Manager
- IT – Phil Green, IT Director
- Administration – Lluvia T. Almaraz, City Secretary

**7. Consideration, discussion, and possible action on an Amendment to Sidewalk, Trail, and Recreational Easement.**

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

There was no further discussion.

**Motion to approve carried 7-0**

## **REGULAR AGENDA**

At the direction of Mayor Harvey, Item No. 9 was conducted next.

### **9. Consideration, discussion, and possible action on Statement of Work No. 34 to the Master Services Agreement with George Butler Associates, Inc. for the Emergency Generator Improvements Project at City Hall and the Police Station.**

The city staff recommended that the City Council approve the proposed Statement of Work No. 34 to the Master Services Agreement with George Butler Associates, Inc. for the Emergency Generator Improvements Project in the amount of \$48,600.

A discussion was held regarding the maintenance and the type of generators used.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve the proposed Statement of Work No. 34 to the Master Services Agreement with George Butler Associates, Inc. for the Emergency Generator Improvements Project at City Hall and the Police Station in the amount of \$48,600.

There was no further discussion.

**Motion to approve carried 7-0**

### **10. Consideration, discussion, and possible action on a resolution of the City of Manor, Texas approving and authorizing the Newhaven Public Improvement District Financing Agreement.**

The city staff recommended that the City Council approve Resolution No. 2024-27 of the City of Manor, Texas approving and authorizing the Newhaven Public Improvement District Financing Agreement.

Assistant City Attorney Rivera discussed the proposed agreement and stated a revision was needed to approve Resolution No. 2024-27 of the City of Manor, Texas approving and authorizing the Newhaven Public Improvement District Financing Agreement.

Resolution No. 2024-27: A Resolution of the City of Manor, Texas Approving and Authorizing the Newhaven Public Improvement District Financing Agreement.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve Resolution No. 2024-27 of the City of Manor, Texas approving and authorizing the Newhaven Public Improvement District Financing Agreement as revised by legal.

There was no further discussion.

**Motion to approve carried 7-0**

**11. Consideration, discussion, and possible action on a resolution supporting a Submission of a U.S. Economic Development Administration (EDA) - Public Works Assistance Grant Application.**

City Manager Moore requested that the item be postponed to October because additional information was needed to proceed with the grant application.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to postpone the item to the October 16, 2024, Regular Council meeting.

There was no further discussion.

**Motion to postpone carried 7-0**

**12. Consideration, discussion, and possible action on an ordinance approving the 2024 Annual Update to the Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District Including the Collection of the 2024 Annual Installments.**

The city staff recommended that the City Council adopt Ordinance No. 757 approving the Lagos Public Improvement District 2024 Annual Service Plan Update including the collection of the 2024 annual installments.

Rob Haysip, Project Analyst with P3Works, LLC discussed the proposed 2024 Annual Update to the SAP for the Lagos PID.

Ordinance No. 757: An Ordinance of the City Council of The City of Manor, Texas Approving the 2024 Annual Update to the Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District Including the Collection of the 2024 Annual Installments.

**MOTION:** Upon a motion made by Council Member Weir and seconded by Mayor Pro Tem Emily Hill to approve and adopt Ordinance No. 757 approving the Lagos Public Improvement District 2024 Annual Service Plan Update including the collection of the 2024 annual installments.

There was no further discussion.

**Motion to approve carried 7-0**

**13. Consideration, discussion, and possible action on an ordinance approving the 2024 Annual Update to the Service and Assessment Plan and Assessment Roll for the Rose Hill Public Improvement District Including the Collection of the 2024 Annual Installments.**

The city staff recommended that the City Council adopt Ordinance No. 758 approving the Rose Hill Public Improvement District 2024 Annual Service Plan Update including the collection of the 2024 annual installments.

Rob Haysip, Project Analyst with P3Works, LLC discussed the proposed 2024 Annual Update to the SAP for the Rose Hill PID.

Ordinance No. 758: An Ordinance of the City Council of the City of Manor, Texas Approving the 2024 Annual Update to the Service and Assessment Plan and Assessment Roll for the Rose Hill Public Improvement District Including the Collection of the 2024 Annual Installments.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezuca to approve and adopt Ordinance No. 758 approving the Rose Hill Public Improvement District 2024 Annual Service Plan Update including the collection of the 2024 annual installments.

There was no further discussion.

**Motion to approve carried 6-0**

**14. Consideration, discussion, and possible action on a Supplement to the Agreement for Street Lighting Service By and Between Oncor Electric Delivery Company and the City of Manor for street lighting in the New Haven Subdivision Phase 1.**

The city staff recommended that the City Council approve a Supplement to the Agreement for Street Lighting Service By and Between Oncor Electric Delivery Company and the City of Manor for street lighting in the New Haven Subdivision Phase 1.

Interim Development Services Director Burrell discussed the proposed agreement.

A discussion was held regarding the phases of the project.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to approve a Supplement to the Agreement for Street Lighting Service By and Between Oncor Electric Delivery Company and the City of Manor for street lighting in the New Haven Subdivision Phase 1.

A discussion was held regarding the standard installation requirements.

A discussion was held regarding the legal review of the agreement.

**MOTION:** Upon an amended motion made by Council Member Wallace and seconded by Council Member Moreno to approve a Supplement to the Agreement for Street Lighting Service By and Between Oncor Electric Delivery Company and the City of Manor for street lighting in the New Haven Subdivision Phase 1 after legal review to ensure the city is not locked into other phases.

There was no further discussion.

**Motion to approve carried 7-0**

**15. Consideration, discussion, and possible action to award a Construction Contract for the Manor Commercial Park Wastewater Collection System and Carriage Hills Lift Station #5 Improvements Phase 1 Project.**

The city staff recommended that the City Council approve a Construction Contract for the Manor Commercial Park Wastewater Collection System and Carriage Hills Lift Station #5 Improvements Phase 1 Project to Packsaddle Management, LLC in the amount of \$2,286,295 for the base bid.

City Engineer Phelan discussed the proposed construction contract.

A discussion was held regarding references and additional projects Packsaddle Management LLC has done.

A discussion was held regarding the recovery funds for each Phase.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Mayor Pro Tem Emily Hill to approve a Construction Contract for the Manor Commercial Park Wastewater Collection System and Carriage Hills Lift Station #5 Improvements Phase 1 Project to Packsaddle Management, LLC in the amount of \$2,286,295 for the base bid.

There was no further discussion.

**Motion to approve carried 7-0**

**16. Consideration, discussion, and possible action on a change order to the construction contract for the FY2022 Capital Metro Pavement Improvements project.**

The city staff recommended that the City Council approve a proposed Change Order No. 2 for the FY2022 Capital Metro Paving Project in the amount of \$330,909.80.



City Engineer Gray discussed the proposed construction contract.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to approve a proposed Change Order No. 2 for the FY2022 Capital Metro Paving Project in the amount of \$330,909.80.

There was no further discussion.

**Motion to approve carried 7-0**

**17. Consideration, discussion, and possible action on authorizing a project closeout letter to Capital Metro for the One-Time Capital Metro BCT Funded Paving Improvements Project.**

The city staff recommended that the City Council approve the submittal project closeout documentation to Metro for the One-Time Capital Metro BCT Funded Paving Improvements Project, and authorize the City Manager to request the remainder of the allocated funds for the One-Time Capital Metro BCT Funded Paving Improvements Project.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Mayor Pro Tem Emily Hill to approve the submittal project closeout documentation to Metro for the One-Time Capital Metro BCT Funded Paving Improvements Project, and authorize the City Manager to request the remainder of the allocated funds for the One-Time Capital Metro BCT Funded Paving Improvements Project.

There was no further discussion.

**Motion to approve carried 7-0**

**18. Consideration, discussion, and possible action on a change order to the construction contract for the One-Time BCT Funded Paving Improvements project.**

The city staff recommended that the City Council approve a change order to the construction contract for the One-Time BCT Funded Paving Improvements project.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve a change order to the construction contract for the One-Time BCT Funded Paving Improvements project.

There was no further discussion.

**Motion to approve carried 7-0**

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 8:26 p.m. on Wednesday, September 4, 2024, 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 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel for Item No. 8* at 8:26 p.m. on Wednesday, September 4, 2024.

The Executive Session was adjourned at 8:48 p.m. on Wednesday, September 4, 2024.

## 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 8:48 p.m. on Wednesday, September 4, 2024.

### **8. Consideration, discussion, and possible action on a franchise ordinance for Municipal Solid Waste Collection, Transportation, and Disposal (Residential, Commercial, Industrial, and Recycling).**

The city staff recommended that the City Council approve the first reading of an ordinance for a franchise with Frontier Waste Solutions for the Municipal Solid Waste Collection, Transportation and Disposal Contract (Residential, Commercial, Industrial, and Recycling); and authorize the City Manager to execute the final negotiated contract.

Economic Development Director Jones discussed the staff's recommendation to award municipal solid waste services to Frontier Waste Solutions.

Lynn Lantrip with Solid Waste Specialist discussed the process for reviewing proposals.

A discussion was held regarding bulk services.

A discussion was held regarding recycling services.

Tim Henderson, Vice President of Frontier discussed the recycling process and service of Holidays.

A discussion was held regarding weather emergency services.

A discussion was held regarding penalty fees.

Ordinance: An Ordinance of The City of Manor, Texas Approving an Exclusive Franchise Agreement with Frontier Waste Solutions for The Collection, Transportation, and Disposal of Municipal Solid Waste (Residential, Commercial, Industrial and Recycling) in the City of Manor; Granting Frontier Waste Solutions Certain Powers, Licenses and Privileges to use the Streets, Avenues, Easements, Rights-Of-Way, Alleys, Highways, Sidewalks, And Bridges In Said City; Prescribing Certain Rights, Duties, Terms, and Conditions; Providing For The Payment To The City Of A Percentage Of Gross Receipts Of Grantee From Its Operations; Approving The Establishment Of A Franchise Fee On Solid Waste Services Charged By The City Of Manor To Its Customers; Providing A Severability Clause, Providing Savings, Effective Date And Open Meetings Clauses, And Providing For Related Matters.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Mayor Pro Tem Emily Hill to approve the first reading of an ordinance for a franchise with Frontier Waste Solutions for the Municipal Solid Waste Collection, Transportation, and Disposal Contract (Residential, Commercial, Industrial, and Recycling); and authorize the City Manager to execute the final negotiated contract.

There was no further discussion.

**Motion to approve carried 5-2 (Council Member's Weir and Amezcua voted against)**

**19. Consideration, discussion, and possible action on selecting the FY 2024 CIP project option for 2023 Certificates of Obligation funding and commencement.**

The city staff recommended that the City Council approve and select an option for the FY2024 CIP Project for 2023 Certificates of Obligation funding and commencement.

City Engineer Phelan discussed the proposed options for the FY2024 CIP Project for 2023 Certificates of Obligation funding and commencement.

**MOTION:** Upon a motion made by Council Member Weir and seconded by Mayor Pro Tem Emily Hill to approve and select Option 2 for the FY2024 CIP Project for 2023 Certificates of Obligation funding and commencement.

There was no further discussion.

Mayor Harvey reminded staff that city facilities needed to be considered when reviewing debt services.

A discussion was held regarding excluding the expansion of Brenham St. and Blake Manor from Option 2.

There was no further discussion.

**Motion to approve carried 6-1 (Council Member Wallace voted against)**

**20. Consideration, discussion, and possible action on a Statement of Work No. 31 to the Master Services Agreement with George Butler Associates, Inc. for the East Travis Regional Wastewater Treatment Plant Permit Application.**

The city staff recommended that the City Council approve the Statement of Work No. 31 to the Master Services Agreement with George Butler Associates, Inc. for the East Travis Regional Wastewater Treatment Plant Permit Application in the amount of \$56,600.

City Engineer Phelan discussed the proposed agreement.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve the Statement of Work No. 31 to the Master Services Agreement with George Butler Associates, Inc. for the East Travis Regional Wastewater Treatment Plant Permit Application in the amount of \$56,600.

A discussion was held regarding viewing the police website vs the city's website.

There was no further discussion.

**Motion to approve carried 6-1 (Council Member Deja Hill voted against)**

**21. Consideration, discussion, and possible action on a Statement of Work No. 32 to the Master Services Agreement with George Butler Associates, Inc. for the Wilbarger Creek Wastewater Treatment Plant TCEQ permit renewal.**

The city staff recommended that the City Council approve a Statement of Work No. 32 to the Master Services Agreement with George Butler Associates, Inc. for the Wilbarger Creek Wastewater Treatment Plant TCEQ permit renewal.

City Engineer Phelan discussed the proposed agreement.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Wallace to approve the Statement of Work No. 32 to the Master Services Agreement with George Butler Associates, Inc. for the Wilbarger Creek WWTP Discharge Permit Renewal in the amount of \$38,800.

There was no further discussion.

**Motion to approve carried 7-0**

**22. Consideration, discussion, and possible action on a Statement of Work No. 33 to the Master Services Agreement with George Butler Associates, Inc. for the Cottonwood Creek Wastewater Treatment Plant TCEQ permit renewal.**

The city staff recommended that the City Council approve the proposed Statement of Work No. 33 to the Master Services Agreement with George Butler Associates, Inc. for the Cottonwood Creek WWTP Discharge Permit Renewal in the amount of \$18,680.00.

City Engineer Phelan discussed the proposed agreement.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Mayor Pro Tem Emily Hill to approve the proposed Statement of Work No. 33 to the Master Services Agreement with George Butler Associates, Inc. for the Cottonwood Creek WWTP Discharge Permit Renewal in the amount of \$18,680.00.

There was no further discussion.

**Motion to approve carried 7-0**

**23. Consideration, discussion, and possible action on a code of conduct policy addressing disruptive behavior in City-owned facilities and on City-owned property.**

The city staff recommended that the City Council provide City staff direction on a policy that addresses disruptive behavior on City-owned property.

City Manager Moore addressed the reasons for a code of conduct policy addressing disruptive behavior in City-owned facilities and on City-owned property.

At the direction of Mayor Harvey, this item would continue to be discussed after the Executive Session.

There was no action taken.

**24. Consideration, discussion, and possible action on the Texas Municipal League (TML) Region 10 Director Election.**

The city staff recommended that the City Council vote for Mayor Harvey as the Texas Municipal League (TML) Region 10 Director and authorize the City Manager to submit the casting vote on behalf of the city.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Mayor Pro Tem Emily Hill to vote for Mayor Harvey as the Texas Municipal League (TML) Region 10 Director and authorize the City Manager to submit the casting vote on behalf of the city.

There was no further discussion.

**Motion to approve carried 7-0**

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 9:32 p.m. on Wednesday, September 4, 2024, 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 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel and to deliberate the purchase of real property; Sections 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Shadowglen PUD; Section 551.071 Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Hibbs Lane Parcel; and Section 551.074 Personnel matters to discuss duties of the City Manager* at 9:32 p.m. on Wednesday, September 4, 2024.

The Executive Session was adjourned at 10:48 p.m. on Wednesday, September 4, 2024.

**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 10:48 p.m. on Wednesday, September 4, 2024.

**23. Consideration, discussion, and possible action on a code of conduct policy addressing disruptive behavior in City-owned facilities and on City-owned property.**

The city staff recommended that the City Council provide City staff direction on a policy that addresses disruptive behavior on City-owned property.

Assistant City Attorney Rivera stated no motion was needed, only direction from the council to legal and city staff.

Mayor Harvey requested that the policy declare the types of behavior and a list of times for trespassing and explore a ban on all city property during the trespassing period.

There was no further discussion.

**City Council Regular Session Minutes  
September 4, 2024**

**ADJOURNMENT**

The Regular Session of the Manor City Council was Adjourned at 10:51 p.m. on Wednesday, September 4, 2024.

The Manor City Council approved these minutes on September 4, 2024.

**APPROVED:**

\_\_\_\_\_  
Dr. Christopher Harvey  
Mayor

**ATTEST:**

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

## EXECUTIVE SUMMARY

Texas Disposal Systems, Inc. (TDS) is appreciative of the opportunity to participate in the City of Manor's RFP for Solid Waste & Recycling Services.

TDS is a neighbor to the City of Manor; we're family owned and operated and were founded right here in the Austin area back in 1977. Since then, we've grown to employ more than 1,300 team members, a dozen of whom call Manor, TX home.

Our company offers services like those outlined in this RFP to 15 other municipalities across the greater Austin area, as well as over 20 Municipal Utility Districts, and more than 100 homeowners' associations. Many of these cities have been with us for decades, and we take great pride in the fact that none of them have ever switched to a competitor. They consistently renew their partnerships with us with each opportunity, largely due to the exceptional care we provide to our customers.

In Contrast, under this RFP process, the City of Manor will be selecting your fourth service provider in just over seven years. As decision-makers in this process, we understand you are looking for a lasting partnership for Manor's future. We hope that our proposal clearly reflects our company's values and highlights the distinctive aspects of our business model that our long-term customers value.

Beyond our established reputation, we'd like to highlight the following factors that, among others, make TDS uniquely qualified to be Manor's long-term partner:

### **TDS owns and operates all the facilities required for the proposed services**

TDS uses a vertical integration model that benefits the City by removing reliance on third-party facilities and ensuring that all waste and recyclables from Manor are managed with minimal environmental impact. We own the landfill where your waste will be processed, which has been honored with the Gold Medal Award from the Solid Waste Association of North America for its outstanding environmental management. Our substantial investment in every stage of the waste management process guarantees that all materials are handled to the highest standards, offering the City the utmost assurance of quality and compliance. Additionally, we own the Material Recovery Facility where your recyclables will be processed. This 150,000 square-foot facility accommodates the widest range of materials in our region, allowing our recycling proposal to include many more items than those specified in the RFP.

### **Advanced Technology**

TDS uses advanced technology to ensure the highest safety standards for both our employees and your community. This technology enables the City and our teams to access critical service and route data, allowing for efficient and effective management of unexpected challenges. The TDS Waste Wizard provides residential customers with their service schedule, sends notifications about regular pick-up times, holidays, or delays, and allows them to report any issues.

We invite the City to include a visit to our facilities as part of the evaluation process, so you can see firsthand what sets us apart and demonstrates our superior quality.

Along with the factors that we believe make us particularly well-suited to be Manor's service provider, we would also like to address our observations and concerns regarding the City's initial evaluation process.



First, TDS is deeply concerned about the competitive disadvantage we face, as our rate offer was made public before the City decided to restart the process. As noted in our Best and Final Offer, our rate was based on the assumption that we would be partnering with the MUDs that have interlocal utility agreements with the City. While our rate remains unchanged, our competitors now have the chance to base their proposals on our offer.

Secondly, as one of the two finalists the first go round, we were surprised to learn that, despite having the highest scores and lowest price offer, the recommendation did not favor our homegrown, family-owned company with nearly five decades of excellence in the Austin area. Instead, the recommendation was for a company that:

- Was founded just seven years ago
- Has no other municipal customers in the area (to our knowledge)
- Provided references from two cities in the DFW area and one in Houston
- Does not own **any** processing facilities in the Austin area
- Is not privately owned and operated, but is owned, at least in part, by two private equity firms in Chicago and New York

Over the past decade, the City of Manor has engaged with the three largest solid waste service corporations in the country. However, based on our discussions with City officials and the steps taken to move on from those partnerships, it's evident that Manor has yet to find a company that meets its expectations. Given these factors and the points mentioned above, we believe Texas Disposal Systems is the clear choice for a long-term community partner. The City of Manor can be assured that choosing TDS will be the right decision.