



**CITY COUNCIL
REGULAR SESSION MINUTES
JULY 2, 2025**

**This meeting was live-streamed on Manor's Webpage.
You can access the meeting at <https://www.manortx.gov/171/Public-Meetings-Livestreams>**

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
Michael Burrell, Development Services Director
Mathew Woodard, Public Works Director
Veronica Rivera, Assistant City Attorney
Christina Lane, Finance Consultant

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 7:08 p.m. on Wednesday, July 2, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Councilwoman Wallace gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

EVENTS/ANNOUNCEMENTS

A. The Fourth of July Event, July 4, 2025, at Timmermann Park

Mayor Harvey invited everyone to the July celebration at Timmermann Park.

PUBLIC COMMENTS

Aiden Collins, residing in Manor, Texas, submitted a speaker card and introduced himself.

J’Rod Franks, residing at 17813 Prairie Land Way in Manor, Texas, submitted a speaker card and invited everyone to attend the Back-to-School Haircut Bash in August. Mr. Franks proposed that the event be held at the cosmetology lab on the Manor Senior High School campus. He is requesting the City Council's support for this event.

Ira Freilich, residing at 13512 Martha Washington Place in Texas, submitted a speaker card expressing his concerns about the road construction on Tower Rd. and Suncrest Rd.

No one else appeared at this time.

CONSENT AGENDA

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

- June 18, 2025, City Council Budget Workshop - Session Three
- June 18, 2025, City Council Regular Meeting
- June 25, 2025, City Council Budget Workshop - Session Four

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

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 7:18 p.m. on Wednesday, July 2, 2025, 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 *Section 551.071, Texas Government Code*, and *Section 1.05, Texas Disciplinary Rules of Professional Conduct*, to consult with legal counsel regarding removal of board and commission members due to lack of attendance at meetings; and *Section 551.074 Personnel Matters to Interview Candidates for appointments to the Charter Review Commission and the Planning and Zoning Commission*. on Wednesday, July 2, 2025.

The Executive Session was adjourned at 8:14 p.m. on Wednesday, July 2, 2025.

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 8:14 p.m. on Wednesday, July 2, 2025.

REGULAR AGENDA

2. Consideration, discussion, and possible action regarding the appointment of members to the Charter Review Commission.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to postpone Item No. 2 to the July 16th council meeting.

There was no further discussion.

Motion to postpone carried 7-0

3. Consideration, discussion, and possible action on declaring a vacancy on the Planning and Zoning Commission.

MOTION: Upon a motion made by Council Member Weir and seconded by Mayor Pro Tem Emily Hill to declare a vacancy for Place No. 1 on the Planning and Zoning Commission.

There was no further discussion.

Motion to approve carried 7-0

4. Consideration, discussion, and possible action regarding the appointment of members to the Planning and Zoning Commission.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to postpone Item No. 4 to August 6, 2025, council meeting.

There was no further discussion.

Motion to postpone carried 7-0

5. Consideration, discussion, and possible action on a Resolution amending the City of Manor, Texas Public Improvement District Policy adopted on March 23, 2018 and amended on August 7, 2019 and May 4, 2022 to amend the application fee and professional services reimbursement agreement; and amend the development standards.

The city staff recommended that the City Council approve Resolution No. 2025-21 amending the City of Manor, Texas Public Improvement District Policy adopted on March 23, 2018, and amended on August 7, 2019, and May 4, 2022 to amend the application fee and professional services reimbursement agreement; and amend the development standards.

Assistant City Attorney Rivera informed that there were further revisions made to the PID Policy concerning Development Standards.

A discussion took place regarding the removal of the new home community pricing of \$65,000. Additionally, there was a discussion about revisions to several sections of the Development Standards guidelines.

Resolution No. 2025-21: A Resolution of The City Council of The City of Manor, Texas, Amending the City's Public Improvement District Policy Adopted on March 23, 2018, and Amended on August 7, 2019 and May 4, 2022 to Amend the Application Fee and Professional Services Reimbursement Agreement; and Amend the Development Standards; Providing for Findings of Fact; Repealing and Conflicting Provisions; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Wallace approve Resolution No. 2025-21 amending the City of Manor, Texas Public Improvement District Policy adopted on March 23, 2018, and amended on August 7, 2019, and May 4, 2022 to amend the application fee and professional services reimbursement agreement; and amend the development standards as discussed with Assistant City Attorney and the deletion of Item No. 6.

There was no further discussion.

Motion to approve carried 7-0

6. Consideration, discussion, and possible action on a City of Manor, Texas Deposit Agreement for the Proposed Water Service for the Manor Towne Square Project.

The city staff recommended that the City Council approve the City of Manor, Texas Deposit Agreement for the Proposed Water Service for the Manor Towne Square Project and authorize the City Manager to execute the agreement.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir to approve the City of Manor, Texas Deposit Agreement for the Proposed Water Service for the Manor Towne Square Project and authorize the City Manager to execute the agreement.

There was no further discussion.

Motion to approve carried 7-0

7. Consideration, discussion, and possible action on a City of Manor, Texas Deposit Agreement for the Proposed Water Service Transfer for a 1.069 acre tract on 13500 N FM 973 for the Manor Commercial Center project.

The city staff recommended that the City Council approve the City of Manor, Texas Deposit Agreement for the Proposed Water Service Transfer for the 1.069 acre tract on 13500 N FM 973 for the Manor Commercial Center project and authorize the City Manager to execute the agreement.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir to approve the City of Manor, Texas Deposit Agreement for the Proposed Water Service Transfer for the 1.069 acre tract on 13500 N FM 973 for the Manor Commercial Center project and authorize the City Manager to execute the agreement.

There was no further discussion.

Motion to approve carried 7-0

8. Consideration, discussion, and possible action on a License Agreement for the ShadowGlen Phase 3 development with Wilbarger MUD No. 1.

The city staff recommended that the City Council postpone the item until July 16, 2025 council meeting.

Development Services Director Burrell discussed the proposed agreement.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to postpone Item No. 8 to July 16, 2025, council meeting.

There was no further discussion.

Motion to postpone carried 7-0

9. Consideration, discussion, and possible action on a License Agreement for the ShadowGlen Phase 3 development with Meritage Homes of Texas, LLC.

The city staff recommended that the City Council approve a License Agreement for the ShadowGlen Phase 3 development with Meritage Homes of Texas, LLC.

Development Services Director Burrell discussed the proposed agreement.

Tara Thomason from Meritage Homes of Texas, LLC submitted a speaker card in support of this item. However, she did not wish to speak but was available to answer any questions from the City Council.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve a License Agreement for the ShadowGlen Phase 3 development with Meritage Homes of Texas, LLC.

There was no further discussion.

Motion to approve carried 7-0

Mayor Pro Tem Emily Hill requested that Items 10 and 11 be discussed in Executive Session.

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 8:39 p.m. on Wednesday, July 2, 2025, 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 Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding EPCOR Notice of Right of First Refusal; Sections 551.071, 551.072 and 551.087 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding EntradaGlen; Sections 551.071, 551.072 and 551.087 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel and deliberation of economic development negotiations; and Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding use of appropriated funds for expenditures based on adopted legislation and Item No. 10 and 11 on Wednesday, July 2, 2025.*

The Executive Session was adjourned at 9:33 p.m. on Wednesday, July 2, 2025.

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 9:33 p.m. on Wednesday, July 2, 2025.

10. Consideration, discussion, and possible action to award a Construction Contract for the FM 973 North Waterline Extension.

The city staff recommended that the City Council approve and award the Construction Contract to Forsythe Brothers Infrastructure, LLC for the FM 973 North Waterline Extension and authorize the City Manager to execute the Construction Agreement in an amount not to exceed \$666,449.29.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Amezcua to approve and award the Construction Contract to Forsythe Brothers Infrastructure, LLC for the FM 973 North Waterline Extension and authorize the City Manager to execute the Construction Agreement in an amount not to exceed \$666,449.29.

A discussion was held regarding clarifying the base bid and selecting the contractor.

Public Works Director Woodard discussed the proposed contract.

There was no further discussion.

Motion to approve carried 6-1 (Mayor Pro Tem Emily Hill voted against)

11. Consideration, discussion, and possible action to award a Construction Contract for the US 290 Waterline Extension.

The city staff recommended that the City Council approve and award the Construction Contract to Forsythe Brothers Infrastructure, LLC for the US 290 Waterline Extension installation and authorize the City Manager to execute the Construction Agreement in an amount not to exceed \$566.124.00.

Public Works Director Woodard discussed the proposed contract.

A discussion was held regarding the completion of the construction.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve and award the Construction Contract to Forsythe Brothers Infrastructure, LLC for the US 290 Waterline Extension installation and authorize the City Manager to execute the Construction Agreement in an amount not to exceed \$566.124.00.

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There was no further discussion.

Motion to approve carried 7-0

At the request of Mayor Harvey, Item No. 12 was pulled from the Regular Agenda and not considered.

~~**12. Consideration, discussion, and possible action on proposed priority capital projects and tax note financing.**~~

13. Consideration, discussion and possible action on the Third Amendment to the Development Agreement (EntradaGlen).

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to postpone Item No. 13 to the July 16th council meeting.

There was no further discussion.

Motion to postpone carried 7-0

There was no further discussion.

ADJOURNMENT

The Regular Session of the Manor City Council was Adjourned at 9:46 p.m. on Wednesday, July 2, 2025.

The Manor City Council approved these minutes on the 16th day of July 2025.

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary