



**CITY COUNCIL  
WORKSHOP SESSION MINUTES  
JUNE 21, 2023**

**PRESENT:**

Dr. Christopher Harvey, Mayor

**COUNCIL MEMBERS:**

Emily Hill, Mayor Pro Tem, Place 1  
Anne Weir, Place 2  
Maria Amezcua, Place 3 (Absent)  
Sonia Wallace, Place 4  
Aaron Moreno, Place 5  
Deja Hill, Place 6 (Arrived at 5:53 p.m.)

**CITY STAFF:**

Scott Moore, City Manager  
Lluvia T. Almaraz, City Secretary  
Scott Jones, Economic Development Director  
Phil Green, IT Director  
Frank Phelan, P.E., City Engineer  
Pauline Gray P.E., City Engineer  
Gregory Miller, Bond Counsel  
Christina M. Lane, Finance Counsel

**WORKSHOP SESSION – 5:30 P.M.**

With a quorum of the Council Members present, the workshop session of the Manor City Council was called to order by Mayor Harvey at 5:41 p.m. on Wednesday, June 21, 2023, in the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**REGULAR AGENDA**

**A. Discussion on Ballot Propositions for Multiple Municipal Projects.**

Gregory Miller with Bickerstaff Health Delgado Acosta LLP, 3711 S. Mo-Pac, Austin, Texas 78746, discussed the statutory considerations for the drafting of Bond Election Propositions.

Mr. Miller discussed the attached statutory consideration process for the drafting of Bond Election Propositions.

Discussion was held regarding proposed projects including City Hall, Library Facility, Police Headquarters, Recreation Center, and Warehouse Facility.

Discussion was held regarding proposed positions.

Discussion was held regarding previous bond issuance.

Discussion was held regarding qualified bond propositions.

Christina M. Lane with SAMCO Capital, 6805 Capital of Texas Highway, Suite 350, Austin, Texas 78731 discussed the bond issuance process and priorities.

Discussion was held regarding the allocation of funds for the bond.

Discussion was held on how Impact Fees could be used for.

Discussion was held on projects that would fall into one proposition for Parks and Recreation.

Discussion was held regarding additional projects for the city that would qualify for bond issuance.

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

## **ADJOURNMENT**

The Workshop Session of the Manor City Council Adjourned at 6:42 p.m. on Wednesday, June 21, 2023.

These minutes were approved by the Manor City Council on the 5<sup>th</sup> day of June 2023.

## **APPROVED:**

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Dr. Christopher Harvey  
Mayor

## **ATTEST:**

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Lluvia T. Almaraz, TRMC  
City Secretary

## **Statutory Considerations for the Drafting of Bond Election Propositions**

City of Manor City Hall  
105 E. Eggleston Street  
Manor, Texas 78653

Wednesday, June 21, 2023

### **Drafting Propositions Before 2019**

Prior to certain statutory changes brought by the 86<sup>th</sup> Legislative Session, a municipality could draft a bond proposition to include as few or as many projects as it deemed appropriate.

The 2019 Legislature was intent on limiting the power of local governments to issue debt and took several different measures to do this. One of them was to pass legislation that set parameters for what types of projects could go under a single proposition. These parameters are still in effect and will apply to an upcoming November 2023 election.

### **Proposition Drafting Under the 2019 Legislation**

As a result of the changes brought on by the 2019 bills, a proposition may include the financing of multiple facilities if the facilities serve the same “single specific purpose.” The term “single specific purpose,” here refers to multiple facilities that serve “*substantially the same purpose*”. As such, for multiple facilities to come under the same proposition, those facilities must serve substantially the same purpose.

### **“Substantially the Same Purpose”**

There is no statutory definition for “substantially the same purpose.” The Attorney General has advised however that a local government may look to the statute that authorizes the use of bonds for the facility type in question to make that determination. Moreover, if two facilities are under two different statutes as regards bond financing, then it probably can be assumed that the facilities serve two different purposes.

For municipalities, it is not always useful to look at the financing statutes for guidance. This is because some purposes are treated under separate statutes, e.g. utilities and airports, and then there are also statutes that lump facilities that would seem to have different purposes together, e.g., entertainment venues and “other municipal building[s]”. That is, the financing statutes are not always consistent with what common sense might suggest.

In these cases, it is also useful to look at the statutes that grant municipalities the authority to carry out different functions, apart from the ability to finance those functions. Examples of this include:

1. Civic centers
2. Parks and cultural resources
3. Public safety facilities
4. Public health facilities
5. Water and other utilities and
6. Transportation.

There is a potential for ambiguity, for example, in categories 2 and 5 above. Where there is ambiguity, it is always advisable to ask the Attorney General's Public Finance Division for guidance on specific questions.

### **A Building Serving Multiple Functions May be Under a Single Ballot**

The Attorney General has advised that “political subdivisions [except for certain school districts] are not required to use separate bond propositions when seeking to construct one facility that serves multiple functions. Generally, construction of one facility serving multiple functions may constitute a single specific purpose.” As such, there can be a single proposition for a building serving as a City Hall and a library, for example.

### **Economic Development Bonds**

If the Charter's authorization for the issuance of debt extends to the issuance of bonds for economic development purposes, bonds may be issued to finance Chapter 380 programs. These bonds must be approved at an election however, and most likely would need to be under a separate proposition.