



**CITY COUNCIL
REGULAR SESSION MINUTES
OCTOBER 1, 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 (Absent)
Deja Hill, Place 6

CITY STAFF:

Scott Moore, City Manager
Brittany Lopez, Assistant City Secretary
Ryan Phipps, Chief of Police
Michael Burrell, Development Services Director
Scott Jones, Economic Development Director
Tracey Vasquez, HR Director
Denver Collins, Assistant Police Chief
Scott Dunlop, Assistant Development Services Director
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 7:05 p.m. on Wednesday, October 1, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Fr. Henry Cuellar Jr. with St. Joseph Catholic Church delivered the invocation.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PROCLAMATIONS

A. Declaring the month of October 2025 as “*Breast Cancer Awareness Month*”

Mayor Harvey read and presented the Proclamation to the city.

B. Declaring the month of October 2025 as “*Domestic Violence Awareness Month*”

Mayor Harvey read and presented the proclamation to the City of Manor's Police Department Victim Services.

PUBLIC COMMENTS

Robert Battaile, who resides in Manor, Texas, submitted a speaker card and voiced his concerns.

Romuald Jovero from the Small Business Administration Office of Disaster submitted a speaker card and discussed Disaster Assistance Programs for the community.

No one else appeared at this time.

PUBLIC HEARINGS

1. Conduct a Public Hearing on the levying of assessments of the Newhaven Public Improvement District.

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

Mayor Harvey opened the Public Hearing.

There was no discussion.

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

There was no further discussion.

Motion to close carried 6-0

2. Conduct a Public Hearing on the issuance of Improvement Area #1 Bonds for the Lagos Public Improvement District.

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

Mayor Harvey opened the Public Hearing.

There was no discussion.

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

There was no further discussion.

Motion to close carried 6-0

3. Conduct a Public Hearing on the issuance of Bonds for the Newhaven Public Improvement District.

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

Mayor Harvey opened the Public Hearing.

There was no discussion.

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

There was no further discussion.

Motion to close carried 6-0

CONSENT AGENDA

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

- September 17, 2025, City Council Regular Meeting

5. Consideration, discussion, and possible action regarding a Resolution authorizing the City Manager to execute the Fiscal Year 2026 Texas Traffic Safety Program Comprehensive STEP (Selective Traffic Enforcement Program) – IDM (Impaired Driving Mobilization) Grant Agreement and to serve as the authorized official for this and future grant matters.

Resolution No. 2025-38: A Resolution of the City Council of The City of Manor, Texas Authorizing the City Manager to Execute and Sign the Texas Traffic Safety Program Grant Agreement for The Fiscal Year 2026 Comprehensive Step (Selective Traffic Enforcement Program)-Impaired Driving Mobilization (IDM) Grant; and Designating the City Manager as the Authorized Official for all Matters Pertaining to the Grant, Including Future Fiscal Years.

- 6. Consideration, discussion, and possible action on a water easement within the Manor Village Center.**
- 7. Consideration, discussion, and possible action regarding a Bank Depository Services Agreement with Frontier Bank and the City of Manor.**

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 6-0

REGULAR AGENDA

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 7:25 p.m. on Wednesday, October 1, 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, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Item No. 8* at 7:25 p.m. on Wednesday, October 1, 2025.

The Executive Session was adjourned at 7:49 p.m. on Wednesday, October 1, 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 7:49 p.m. on Wednesday, October 1, 2025.

- 8. Consideration, discussion, and possible action regarding an Ordinance authorizing and allowing an Updated Service Credit for qualifying members of the Texas Municipal Retirement Systems (TMRS) of the City of Manor; and increasing the rate of deposits to Texas Municipal Retirement Systems by the employees.**

The city staff recommended that the City Council approve an Ordinance authorizing and allowing an Updated Service Credit for qualifying members of the Texas Municipal Retirement Systems (TMRS) of the City of Manor; and increasing the rate of deposits to Texas Municipal Retirement Systems by the employees.

Kenneth Oliver from TMRS submitted a speaker card supporting this item and was available to answer any questions from the City Council.

There was no discussion on this item.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Mayor Pro Tem Emily Hill to table the item until after the Executive Session.

There was no further discussion.

Motion to table carried 6-0

9. Consideration, discussion and possible action on the Second Amendment to Chapter 380 Grant Agreement for the Butler Commercial Project.

The city staff recommended that the City Council approve the Second Amendment to the Chapter 380 Grant Agreement for the Butler Commercial Project with 13100 FM 973, LLC.

Economic Development Director Jones discussed the proposed amendment.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace to approve the Second Amendment to the Chapter 380 Grant Agreement for the Butler Commercial Project with 13100 FM 973, LLC.

There was no further discussion.

Motion to approve carried 6-0

10. Consideration, discussion, and possible action regarding a Resolution accepting the petition for voluntary annexation of 10.01-acres, more or less, being located in Travis County, Texas, and adjacent and contiguous to the city limits, providing for an open meeting, and other related matters.

The city staff recommended that the City Council approve Resolution No. 2025-39 accepting the annexation petition for the voluntary annexation of 10.01-acres, more or less, being located in Travis County, Texas, and adjacent and contiguous to the city limits, providing for an open meeting, and other related matters and setting a public hearing for annexation.

Development Services Director Burrell discussed the proposed annexation.

A discussion was conducted regarding the timeline for current businesses to meet sign regulations.

A discussion took place about an opportunity to provide incubation spaces for small businesses.

A discussion took place regarding wastewater services.

A discussion took place regarding zoning usage.

Development Services Director Burrell clarified that the annexation process would be delayed due to the publication notice.

Assistant City Attorney Rivera advised that if the council approved the resolution, the motion must include revisions to the public hearing date.

Resolution No. 2025-39: A Resolution of The City of Manor, Texas, Accepting the Petition for Voluntary Annexation of 10.010 Acres of Land, More or Less; Being Located in Travis County, Texas, and Adjacent and Contiguous to the City Limits; and Providing for Open Meetings and Other Related Matters.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Weir to approve Resolution No. 2025-39 accepting the annexation petition for the voluntary annexation of 10.01-acres, more or less, being located in Travis County, Texas, and adjacent and contiguous to the city limits, providing for an open meeting, and other related matters and setting a public hearing for November 5, 2025 and having the schedule revise for notifications.

Motion to approve carried 6-0

11. Consideration, discussion, and possible action regarding a Resolution Supporting the City of Manor's Submission of a Texas Internship Initiative Grant Application; Authorizing the City Manager to Execute all Necessary Documentation.

The city staff recommended that the City Council approve Resolution No. 2025-40 supporting the City of Manor's submission of a Texas Internship Initiative Grant Application; and Authorizing the City Manager to Execute all Necessary Documentation.

Mayor Harvey discussed the proposed submission of a Texas Internship Initiative Grant Application.

Resolution No. 2025-40: A Resolution of the City Council of The City of Manor, Texas Supporting the City of Manor's Submission of a Texas Internship Initiative Grant Application; Authorizing the City Manager to Execute all Necessary Documentation; and Establishing an Effective Date.

MOTION: Upon a motion made by Council Member Wallace and seconded by Mayor Pro Tem Hill to approve Resolution No. 2025-40 supporting the City of Manor's submission of a Texas Internship Initiative Grant Application; and Authorizing the City Manager to Execute all Necessary Documentation.

There was no further discussion.

Motion to approve carried 5-0

12. Consideration, discussion, and possible action regarding assessments request for the City of Manor's Mustang Valley Public Improvement District (PID) Improvement Area No. 1.

Assistant City Attorney Rivera addressed the Mustang Valley PID, noting that the developer was present and requesting the council to take action on the matter after the executive session.

John Lohr with KB Home submitted a speaker card and presented the attached PowerPoint Presentation.

There was no action on this item.

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 8:28 p.m. on Wednesday, October 1, 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, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Newhaven Public Improvement District and Lagos Public Improvement District; Sections 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Mustang Valley Public Improvement District; Sections 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding EntradaGlen Public Improvement District; and 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* at 8:28 p.m. on Wednesday, October 1, 2025.

The Executive Session was adjourned at 9:43 p.m. on Wednesday, October 1, 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 9:43 p.m. on Wednesday, October 1, 2025.

13. Consideration, discussion, and possible action on adopting an Ordinance approving the 2025 Amended and Restated Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District including the Collection of the 2025 Annual Installments.

The city staff recommended that the City Council adopt Ordinance No. 803 Approving the 2025 Amended and Restated Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District including the Collection of the 2025 Annual Installments with revisions as presented.

Ordinance No. 803: An Ordinance of The City Council of The City of Manor, Texas Approving the 2025 Amended and Restated Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District Including the Collection of the 2025 Annual Installments.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir to adopt Ordinance No. 803 Approving the 2025 Amended and Restated Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District including the Collection of the 2025 Annual Installments with revisions provided by legal counsel.

There was no further discussion.

Motion to approve carried 6-0

14. Consideration, discussion, and possible action regarding an Ordinance of the City of Manor, Texas Making a Finding of Special Benefit to the Property in the Newhaven Public Improvement District; Providing for the Method of Assessment of Special Assessments against property in the District; Approving Assessment Rolls for the District; Levying Special Assessments against property within the District; Providing for payment of the Special 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. 804 Making A Finding Of Special Benefit To The Property In The Newhaven Public Improvement District; Providing For The Method Of Assessment Of Special Assessments Against Property In The District; Approving Assessment Rolls For The District; Levying Special Assessments Against

Property Within The District; Providing For Payment Of The Special 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 with revisions as presented.

Ordinance No. 804: An Ordinance Of The City Of Manor Making A Finding Of Special Benefit To The Property In The Newhaven Public Improvement District; Providing For The Method Of Assessment Of Special Assessments Against Property In The District; Approving Assessment Rolls For The District; Levying Special Assessments Against Property Within The District; Providing For Payment Of The Special 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 Wallace and seconded by Council Member Weir to approve Ordinance No. 804 Making A Finding Of Special Benefit To The Property In The Newhaven Public Improvement District; Providing For The Method Of Assessment Of Special Assessments Against Property In The District; Approving Assessment Rolls For The District; Levying Special Assessments Against Property Within The District; Providing For Payment Of The Special 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 with revisions provided by legal counsel.

There was no further discussion.

Motion to approve carried 6-0

15. Consideration, discussion, and possible action regarding an Ordinance Authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Lagos Public Improvement District Improvement Area #1 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; and Providing an Effective Date.

The city staff recommended that the City Council approve Ordinance No. 805 authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Lagos Public Improvement District Improvement Area #1 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; and

Providing an Effective Date.

Ordinance No. 805: An Ordinance Authorizing The Issuance of The City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Lagos Public Improvement District Improvement Area #1 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 Wallace and seconded by Council Member Weir to approve Ordinance No. 805 authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Lagos Public Improvement District Improvement Area #1 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; and Providing an Effective Date.

There was no further discussion.

Motion to approve carried 6-0

16. Consideration, discussion and possible action regarding an Ordinance Authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Newhaven Public Improvement District); 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; and Providing an Effective Date.

The city staff recommended that the City Council approve Ordinance No. 806 Authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Newhaven Public Improvement District); 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; and Providing an Effective Date.

Ordinance No. 806: An Ordinance Authorizing The Issuance of The City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Newhaven Public Improvement District); 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 Wallace and seconded by Council Member Weir to approve Ordinance No. 806 Authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Newhaven Public Improvement District); 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; and Providing an Effective Date.

There was no further discussion.

Motion to approve carried 6-0

17. Consideration, discussion and possible action regarding a Resolution of the City of Manor, Texas determining the costs of certain authorized improvements to be financed by the Mustang Valley Public Improvement District; approving a Preliminary Service and Assessment Plan, including the proposed Assessment Rolls; calling for notice of a public hearing for October 15, 2025 to consider an ordinance levying assessments on property located within the Mustang Valley Public Improvement District; directing the filing of the proposed Assessment Rolls with the City Secretary to make said proposed Assessment Rolls available for public inspection; directing City Staff to publish and mail notice of said public hearing; and resolving other matters related to the foregoing.

The city staff recommended that the City Council approve Resolution No. 2025-41 of the City of Manor, Texas determining the costs of certain authorized improvements to be financed by the Mustang Valley Public Improvement District; approving a Preliminary Service and Assessment Plan, including the proposed Assessment Rolls; calling for notice of a public hearing for October 15, 2025 to consider an ordinance levying assessments on property located within the Mustang Valley Public Improvement District; directing the filing of the proposed Assessment Rolls with the City Secretary to make said proposed Assessment Rolls available for public inspection; directing City Staff to publish and mail notice of said public hearing; and resolving other matters related to the foregoing.

Resolution No. 2025-41: A Resolution Of The City Of Manor, Texas Determining The Costs Of Certain Authorized Improvements To Be Financed By The Mustang Valley Public Improvement District; Approving A Preliminary Service And Assessment Plan, Including The Proposed Assessment Roll; Calling For Notice Of A Public Hearing For October 15, 2025 To Consider An Ordinance Levying Assessments On Property Located Within Improvement Area #1 Of The Mustang Valley Public Improvement District; Directing The Filing Of The Proposed Assessment Roll With The City Secretary To Make Said Proposed Assessment Roll Available For Public Inspection; Directing City Staff To Publish And Mail Notice Of Said Public Hearing; And Resolving Other Matters Related To The Foregoing.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace to approve Resolution No. 2025-41 of the City of Manor, Texas determining the costs of certain authorized improvements to be financed by the Mustang Valley Public Improvement District; approving a Preliminary Service and Assessment Plan, including the proposed Assessment Rolls; calling for notice of a public hearing for October 15, 2025 to consider an ordinance levying assessments on property located within the Mustang Valley Public Improvement District; directing the filing of the proposed Assessment Rolls with the City Secretary to make said proposed Assessment Rolls available for public inspection; directing City Staff to publish and mail notice of said public hearing; and resolving other matters related to the foregoing.

There was no further discussion.

Motion to approve carried 6-0

- 8. Consideration, discussion, and possible action regarding an Ordinance authorizing and allowing an Updated Service Credit for qualifying members of the Texas Municipal Retirement Systems (TMRS) of the City of Manor; and increasing the rate of deposits to Texas Municipal Retirement Systems by the employees.**

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Mayor Pro Tem Emily Hill to deny an Ordinance authorizing and allowing an Updated Service Credit for qualifying members of the Texas Municipal Retirement Systems (TMRS) of the City of Manor; and increasing the rate of deposits to Texas Municipal Retirement Systems by the employees.

There was no further discussion.

Motion to approve failed 6-0

ADJOURNMENT

The Regular Session of the Manor City Council was Adjourned at 10:03 p.m. on Wednesday, October 1, 2025.

The Manor City Council approved these minutes on the 15th day of October 2025.

APPROVED:

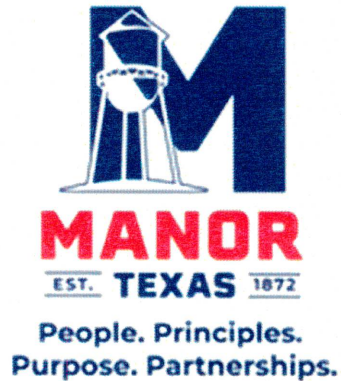
Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

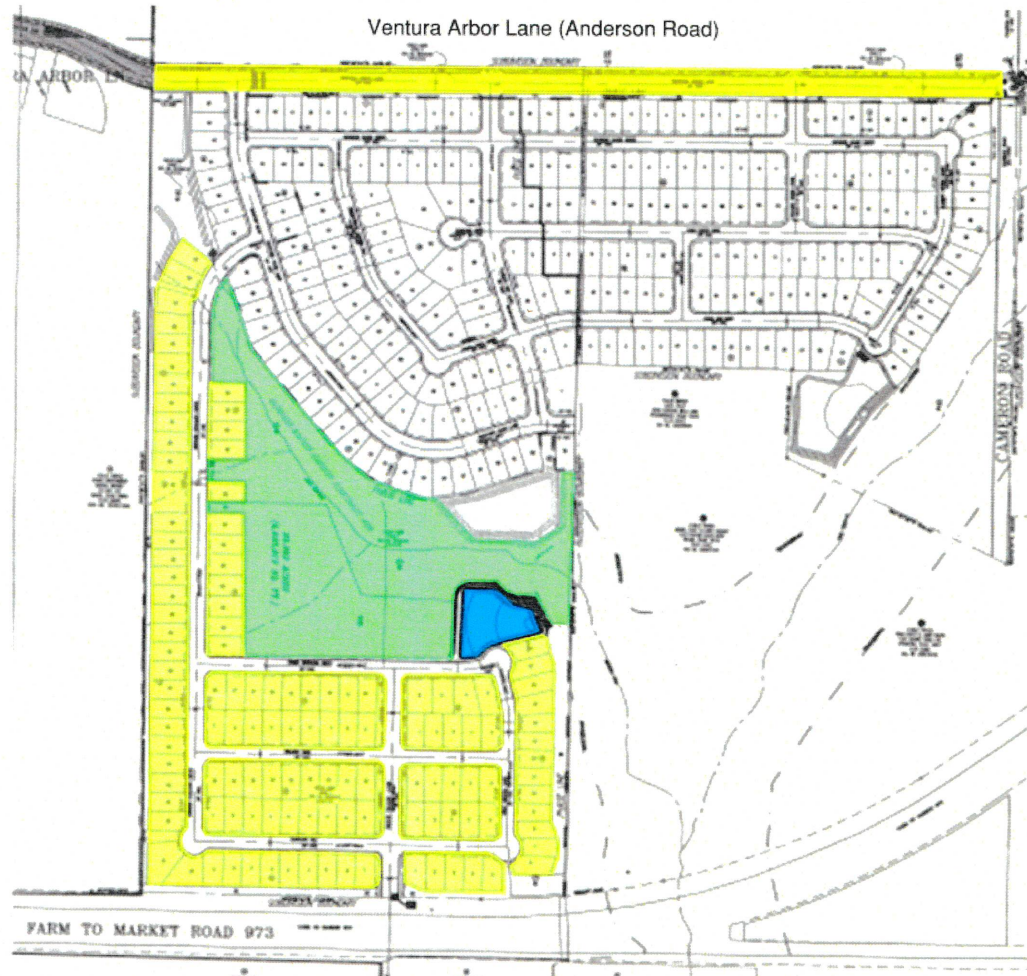
Mustang Valley Public Improvement District

Manor, Texas



Built on
Relationships

Mustang Valley



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Partnership with the City of Manor



Built on
Relationships

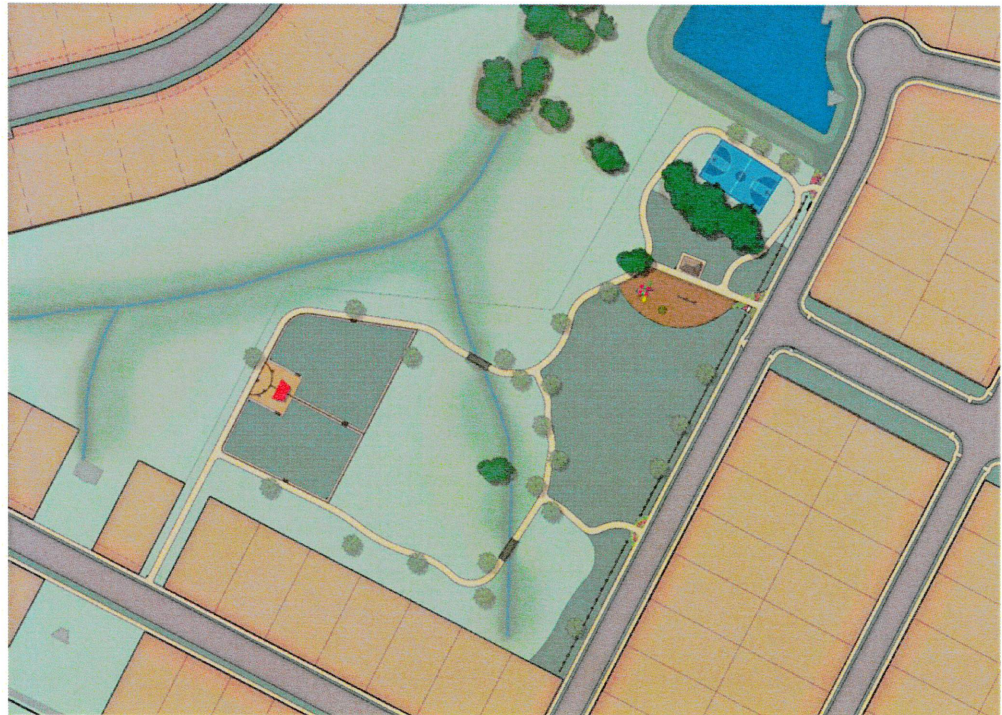
- Provide for major onsite and offsite infrastructure
 - Annexed into the City of Manor
 - Water line extension on FM 973 to the property from Gregg Lane across the frontage of MISD property
 - Waterline extension complete from FM 973 to Ventura Arbor Lane (Anderson Road) and through Phase 4A.
 - Aqua Water CCN decertification and Mustang Valley now certified in City of Manor Water CCN.
 - KB Prepaid all Wastewater impact fees to facilitate regional wastewater service.
 - Ventura Arbor Lane (Anderson Road) has been completed on the western boundary of Mustang Valley. Also known as Mustang Valley Phase 4A
 - Dedication of Right-of-Way for the extension of Cameron Road on northern boundary of Mustang Valley will be completed upon the recordation of the Phase 3 final plat, currently in review with the City of Manor.

Community Development



Built on
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- Amenity features provided by KB Home:
 - Standard required park land and features
 - Additional parkland
 - Pavillion with picnic table
 - Trails with park benches
 - Dog park
 - Basketball court
 - Playground
 - Greenbelt
 - Split rail fencing
 - Landscaping and irrigation
 - Masonry Walls
 - HOA maintenance of parkland
- Additional Home Feature
 - Masonry

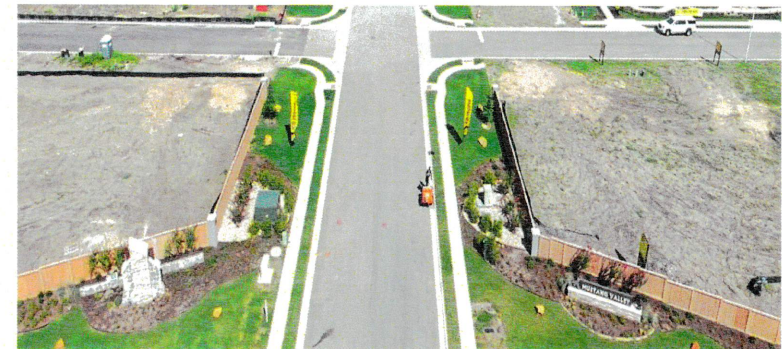




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Development Activity

- Phase 1a and 1b 135 lots Complete
- Phase 4a Ventura Arbor Lane (Anderson Road) Complete
- City Park Complete
- Onsite and Offsite utility lines Complete
- Phase 2 112 lots currently being bid start upcoming late 2025
- Phase 3 128 lots designed and in review with City of Manor



Area 1 PID Assessments



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- PID assessments will begin in 2026 first payment due by January 31,
- PID term will be 29 years, final payment in 2055
- PID assessment not exceed \$17,525.93 per home
- The annual payments equivalent to approximately \$1,730
- Home buyers received PID assessment Notices from KB Home prior to executing home purchase contract
- Home buyers were counseled by their mortgage lender while securing financing
- Closed Home buyers reviewed assessment Notice with title officer prior to signing such Notice and executing closing documents
- All Home buyers are being updated with current assessment information