



**MANOR CITY COUNCIL  
REGULAR MEETING  
MINUTES  
105 E. EGGLESTON STREET  
MANOR, TEXAS 78653  
MAY 18, 2016 · 7:00 P.M.**

**COUNCIL MEMBERS**

**PRESENT:**

**Mayor, Rita Jonse  
Place 1, Gene Kruppa  
Place 2, Gil Burrell, Mayor Pro-Tem  
Place 5, Rebecca Davies  
Place 6, Jeff Turner**

**ABSENT:**

**Place 3, Todd Shaner  
Place 4, Sharon Snowden**

**CITY STAFF PRESENT:**

**Thomas Bolt, City Manager  
Frances Aguilar, City Secretary  
Scott Dunlop, Planning Coordinator  
Lydia Collins, Finance Director  
Ryan Phipps, Police Chief  
Mike Tuley, Public Works Director  
Lluvia Tijerina, Administrative Assistant  
Sarah Friberg, Court Clerk**

**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

The Manor City Council met in regular session on Wednesday, May 18, 2016, in the City Council Chambers at 105 E. Eggleston Street. Mayor Rita Jonse announced that a quorum was present and the meeting was called to order at 7:00 P.M.

**PLEDGE OF ALLEGIANCE**

At the request of Mayor Rita Jonse, Mr. Scott Dunlop gave the Pledge of Allegiance.

**PUBLIC COMMENTS**

Ms. Chioma Okoro, PO. Box 964, Del Valle, TX addressed Council requested permission to use the old city hall for a temporary site for a school for adults with cognitive disability, that affects their learning.

**CONSENT AGENDA**

1. Consideration, discussion, and possible action to approve the minutes for the May 4, 2016, City Council Regular Meeting.

**A motion to approve the minutes was made by Council Member Davies, seconded by Council Member Kruppa. The motion carried by the following vote:**

**Vote: 5 For – 0 Against**

2. Consideration, discussion, and possible action on acceptance of the April, 2016 Departmental Reports:

**The departmental reports were delivered as follows:**

- Development Services
- Police
- Municipal Court
- Public Works

**A motion to approve the departmental reports was made by Council Member Turner, seconded by Council Member Kruppa. The motion carried by the following vote:**

**Vote: 5 For – 0 Against**

#### **PUBLIC HEARING**

3. Conduct a public hearing on an amendment to Ordinance 402, The Community Fee Ordinance to amend water and wastewater impact fees.

**Mayor Jonse opened the public hearing. There being no testimony, the public hearing was closed at 7:25.**

#### **REGULAR AGENDA**

4. Consideration, discussion and possible action on an amendment to Ordinance 402, The Community Fee Ordinance to amend water and wastewater impact fees.

**A motion to amend Ordinance 402, The Community Fee Ordinance amending the water and wastewater impact fees, was made by Council Member Burrell, seconded by Council Member Kruppa. The motion carried by the following vote:**

**Vote: 5 For – 0 Against**

5. Consideration, discussion, and possible action on acceptance of the unaudited April, 2016 Monthly Financial Report.

**A motion to accept the unaudited April, 2016 Monthly Financial Report as presented was made by Council Member Kruppa, seconded by Council Member Turner. The motion carried by the following vote:**

**Vote: 5 For – 0 Against**

6. Consideration, discussion, and possible action on presentation and acceptance of the Annual Audit of the Basic Financial Statements of the City of Manor, Texas for the year ended September 30, 2015.

**Mr. Jeremy Myers and Mr. Robert Marchbanks of Atchley & Associates, LLP presented the City of Manor's Annual Audit. Mr. Myers stated that there were no concerns with the audit.**

**A motion to accept the Annual Audit of the Basic Financial Statements of the City of Manor, Texas for the year ended September 30, 2015 was made by Council Member Davies, seconded by Council Member Kruppa. The motion carried by the following vote:**

**Vote: 5 For – 0 Against**

7. Consideration, discussion, and possible action on capital improvement financing of either \$18,000,000 to include the wastewater plant expansion or \$24,000,000 to include the wastewater plant expansion and street improvements.

**City Manager Tom Bolt and City Engineer Frank Phelan addressed Council in regards to the agenda item. Each voiced concerns over the payment terms and asked for Council to postpone until more information could be gathered.**

**A motion to postpone until the June 1, 2016 City Council meeting the capital improvement financing as presented was made by Council Member Kruppa, seconded by Council Member Turner. The motion carried by the following vote:**

**Vote: 5 For – 0 Against**

8. Consideration, discussion, and possible action on a Resolution Authorizing Publication of Notice of Intention to Issue Combination Tax and Revenue Certificates of Obligation.

**A motion to postpone the Resolution as presented was made by Council Member Turner, seconded by Council Member Davies. The motion carried by the following vote:**

**Vote: 5 For – 0 Against**

9. Consideration, discussion and possible action on a conditional use permit to allow for a daycare business located on lots 1-5, block 12, Town of Manor, locally known as 800 North Lexington Street.

**The item was pulled, by the requestor, from the agenda. No action was taken on this item.**

10. Consideration, discussion and possible action on a waiver from Ordinance 263B, Section 24(c)(4)(viii) sidewalk requirements for amended plat of lots 3, 4, and 5 block 53 City of Manor, locally known as 301 North Lampasas, to waive the sidewalk requirement on North Lampasas.

**A motion to approve the waiver from Ordinance 263B, as presented was made by Council Member Kruppa, seconded by Council Member Turner. The motion carried by the following vote:**

**Vote: 4 For – 1 Against, Council Member Burrell voted against.**

11. Consideration, discussion and possible action on a waiver from Ordinance 185 Article III Section 60 Construction Plans for lots 8-10, Block 9 City of Manor, at the southwest corner of Murray Ave. and Lexington Street, to waive the requirement for construction plans.

**A motion to approve the waiver from Ordinance 185 Article III as presented was made by Council Member Burrell, seconded by Council Member Kruppa. The motion carried by the following vote:**

**Vote: 5 For – 0 Against**

12. Consideration, discussion and possible action on a waiver from Ordinance 185 Article II Section 20(j) Chart 1 Height and Placement requirements to reduce the rear setback for lot 3 & East ½ lot 2 Block 50, Town of Manor, locally known as 205 East Eggleston, to reduce the rear setback to 0 feet.

**Council Member Turner recused himself and left the dais.**

**A motion to approve the waiver from Ordinance 185 Article II as presented was made by Council Member Burrell, seconded by Council Member Kruppa. The motion carried by the following vote:**

**Vote: 4 For – 0 Against, Council Member Turner returned to the dais after the vote.**

13. Consideration, discussion and possible action on a license agreement between the City of Manor and Stonewater HOA for installation and maintenance of sod and irrigation in the City right-of-way.

**A motion to approve the license agreement as presented was made by Council Member Davies, seconded by Council Member Kruppa. The motion carried by the following vote:**

**Vote: 5 For – 0 Against.**

14. Consideration, discussion and possible action on a first reading of a rezoning request for the Lagos Final PUD site plan, 146 acres at the SE corner FM 973 and Brenham St; portions of the Calvin Baker Sur. No. 38, James Manor Sur. No. 39 and 40, James H. Manning Sur. No. 37; from single family residential (R-1) district zoning to Planned Unit Development (PUD) district zoning.

**City Manager Tom Bolt and City Engineer Frank Phelan gave an overview of the item. Each recommended Council postpone this item until after the City meets with TXDOT on May 24, 2016. Mr. Danny Burnett of Dwyer Realty and Mr. Rob Smith of Kimley-Horn and Associates, Inc. asked Council to proceed with the approval.**

**A motion to postpone the first reading of a rezoning request for the Lagos Final PUD site plan as presented was made by Council Member Davies, seconded by Council Member Kruppa. The motion carried by the following vote:**

**Vote: 5 For – 0 Against.**

15. City Manager April, 2016 Report.

**City Manager Tom Bolt told Council that the bike ramp is again being proposed. He is working with the donor on a smaller version of the bike ramp. He will update Council as the process continues.**

#### **ADJOURNMENT**

**A motion to adjourn was made by Council Member Kruppa, seconded by Council Member Burrell. The motion carried by the following vote:**

**Vote: 5 For – 0 Against.**

Meeting was adjourned at 8:15 P.M.

APPROVED:

ATTEST:

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Rita G. Jonse, Mayor

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Frances M. Aguilar, City Secretary