



**MINUTES
MANOR CITY COUNCIL SPECIAL/PUBLIC MEETING
201 E. PARSONS
MANOR, TEXAS 78653
September 05, 2012, 7:00 P.M.**

Council Members Present:

Mayor, Jeff Turner
Place 1, Jim Hooker
Place 2, Gil Burrell
Place 3, Rita Jonse
Place 4, Danny Scarbrough, Mayor Pro-Tem
Place 5, Rebecca Davies
Place 6, Gene Kruppa

City Staff Attending:

Steve Shanks, City Manager
Tom Bolt, Assistant City Manager
Paulina Torres, City Secretary

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT.

The meeting was called to order by Mayor Turner at 7:00 p.m. who announced that a quorum of the City Council was present.

PLEDGE OF ALLEGIANCE

VISITOR AND CITIZEN'S FORUM

No citizens signed up to speak during the forum.

CONSENT AGENDA

1. Approval of the minutes:
 - a. August 29, 2012 special meeting

No action was taken by Council due to unfinished minutes.

2. City Manager's presentation on tax rate
3. Conduct a Public Hearing on the proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 3.57%. This is the second of the two public hearings scheduled to provide an opportunity for taxpayers to express their views on the proposed tax increase to the City Council.

See attached document A – Verbatim notation of public hearing.

4. Conduct a Public Hearing to discuss the Proposed Annual Budget for fiscal year 2012-2013. This Proposed Budget will raise \$143,259 (7.95%) more property tax revenues than last year's budget. These additional revenues include \$79,190 generated from new property added to this year's tax roll.

See attached document B – Verbatim notation of public hearing

Mayor Jeff Turner closed the Public hearing at 8:06 p.m.

5. Reminder announcement that the proposal to adopt a tax rate increase has been placed on the agenda of the September 19, 2012 City Council meeting, to be held at 7:00 p.m. in the Manor City Council Chamber.
6. Reminder announcement that the proposal to adopt the Annual Budget for FY 2012-13 has been placed on the agenda of the September 19, 2012 City Council meeting, to be held at 7:00 p.m. in the Manor City Council Chamber.

7. CITY MANAGER'S REPORT

- a. Funding date set for Certificate of Obligation
- b. Letter to City of Austin regarding expenses to repair Police Unit #9914
- c. Update on Manor Fest plans
- d. Upcoming agenda items


8. Adjourn.

A motion was made by Council Member Jonse and seconded by Council Member Scarbrough to adjourn. Motion was approved unanimously, 7-0. Mayor Jeff Turner adjourned the Council Meeting at 8:23 p.m.

ATTEST:



Steve Shanks, City Manager



Jeff Turner, Mayor

A – Verbatim notation of public hearing

BOIS D ARC RESIDENT: I JUST HAD A QUESTION

MAYOR: MA'M, STAND UP, COME BEHIND THIS PODIUM, STATE YOUR NAME, AND I'M GOING TO SAY, AT THIS COUNCIL HERE, WE'RE NOT GOING TO INTERRUPT YOU, OK, WE'RE GOING TO LET YOU FINISH WHAT YOU GOT TO SAY, WE'RE GOING TO ASK THE SAME OF YOU. (STATEMENT – INAUDIBLE)

BOIS D ARC RESIDENT: I'M NEW TO THIS AREA

MAYOR: YES, MA'M

BOIS D ARC RESIDENT: SO, I WANTED TO ASK A QUESTION, THIS BOIS DE ARC REPAIR, THAT INCLUDES THAT SECTION THAT IS UNCLAIMED..

MAYOR: YOU KNOW, WE GOT TO SET PRECEDENCE HERE,

CITY MANAGER: IT'S PART OF THE HEARING TONIGHT, IT'S A BUDGET HEARING

MAYOR: BUT THAT'S PART OF THE BUDGET HEARING

CITY MANAGER: RIGHT, IT'S TOUGH TO SEPARATE THE TWO,

MAYOR: BUT WE'RE GOING TO NEED TO DO THAT, BECAUSE WE HAVE TO KEEP A TAB THERE, LET'S DO THIS.. YEAH, LET'S DO IT AT THE ACTUAL BUDGET PART OF THAT, IF YOU WILL, IT'S THE NEXT DEAL, AGENDA ITEM NUMBER 4, WE'RE AT THE TAX RATE, RIGHT NOW,

BOIS D ARC RESIDENT: I'M SORRY, OK, IT'S ALL RELATED TO ME,

MAYOR: KINDA' SORTA' BUT YOU'LL FIGURE IT OUT. ALL RIGHT, YES SIR,

JIM BOUTON: MY NAME IS JIM BOUTEN, I JUST DEVELOPED ONE RETAIL CENTER HERE IN MANOR RECENTLY, IN THE CORNER OF LEXINGTON AND (INAUDIBLE).. AND CONSIDERING DOING ANOTHER RETAIL CENTER IN THE AREA..

COUNCIL MEMBER BURRELL: MR. BOUTON, WOULD YOU SPEAK UP, PLEASE?

JIM BOUTON: I HAVE, DEVELOPED ONE RETAIL CENTER IN THE AREA, ALREADY, AND AM LOOKING AT DEVELOPING ANOTHER RETAIL CENTER IN THE AREA, AND I HAVE DEVELOPED IN OTHER AREAS, AND ESPECIALLY GROWING AREAS, GROWING TOWNS, LIKE MANOR, I DEVELOPED IN HUTTO AREA, AND ONE OF THE THINGS THAT I JUST WANT TO POINT OUT, WHAT HAPPENED IN HUTTO, IS THAT TAXATION GOT TO THE POINT WHERE IT WAS RUNNING AND HAS RUN, OR HAS STOPPED DEVELOPMENT. IT HAS STOPPED TAXATION. BECAUSE TAXES KEEP GOING UP, WHAT HAPPENS WITH THESE RETAILERS, IN A DEVELOPMENT, IS THAT THERE IS A LEASE, AND PART OF THAT LEASE IS WHAT WE CALL "TRIPLE NET" AND THE "TRIPLE NET" IS COST ASSOCIATED WITH THAT BUILDING. AND IF THE TAX RATES GO UP THAT TAX RATE IS PASSED ON TO THE RETAILER. AND WHAT I WATCHED IN HUTTO, IS IT WASN'T SALES TAX, IT WASN'T PROPERTY TAXES, THERE IT WAS SCHOOL TAX, KEPT GOING UP, GOING UP, GOING UP, TO THE POINT THAT THE TRIPLE NET, IN AN AVERAGE TRIPLE NET IN THE CITY OF AUSTIN, MIGHT BE FOUR DOLLARS, FIVE DOLLARS, IN HUTTO, IT'S SEVEN DOLLARS. WHAT I'M HERE TO WARN YOU FOLKS OF IS, BE CAUTIOUS, I UNDERSTAND YOUR SITUATION, I UNDERSTAND IT CLEARLY, YOU'RE NOT THE ONLY CITY THAT IS HAVING THIS KIND OF PROBLEM, BUT AS I HEARD, MAKE A RESOLUTION, IF YOU'RE GOING UP, BRING IT BACK DOWN, OTHERWISE YOU'RE GOING TO STIFLE YOUR FUTURE GROWTH, THAT'S WHAT HAPPENED IN HUTTO. IF YOU GO TO HUTTO, AND YOU LOOK AROUND, THERE HAS BEEN VERY, VERY LITTLE RETAIL GROWTH OVER THE LAST SEVEN, EIGHT YEARS AND THE REASON IS TAX RATE. THE TRIPLE NET, THAT TAX, THE SCHOOL TAX, IN THAT SITUATION, IT HAS (INAUDIBLE) TO LITTLE RETAILER, AND THEY CAN'T MAKE IT, CONSEQUENTLY THEY'RE NOT GOING TO HAVE SALES TAX, CONSEQUENTLY VALUES ARE GOING TO GO DOWN, BECAUSE THE VALUE OF A FACILITY IS BASED ON THE INCOME, AND IF THE BUILDING DOES NOT HAVE AN INCOME, THEN IT HAS LESS VALUE, THEN THE VALUATION IS GOING TO GO DOWN. FOLKS, I GUESS I RAISE MY HAND, BE CAUTIOUS, OTHERWISE, YOU'VE GOT A FANTASTIC OPPORTUNITY IN THIS COMMUNITY OF SEEING A LOT OF GROWTH, I RECOGNIZE THAT, I BELIEVE IT'S THERE, BECAUSE I HAVE BEEN DOING BUSINESS AS A DEVELOPER IN THE MANOR AREA, I WATCH WHAT'S GOING ON, I SEE WHAT YOU CAN HAVE HERE, THERE'S GREAT OPPORTUNITY – DON'T SCREW IT UP.

MAYOR: YES, SIR, THANK YOU

COUNCIL MEMBER BURRELL: WHAT ARE YOUR PROPERTIES, HERE IN TOWN. YOUR CENTER..

CITY MANAGER: 290 AND LEXINGTON

JIM BOUTON: 290 AND LEXINGTON

MAYOR: YEAH, I THINK YOU HAVE THE SUBWAYS AND THE DOMINOES

JIM BOUTON: SUBWAY, NO, NO, (INAUDIBLE) 100% LEASED, I'M SURE YOU'RE COLLECTING THE TAXES..

MAYOR: EVEN EATEN THERE A FEW TIMES

JIM BOUTON: YEAH, JUST BE CAREFUL WITH THE PARKING

MAYOR: OK, ANYBODY ELSE, SPEAK NOW OR FOREVER HOLD YOUR PEACE.

STAN MCELROY: STAN MCELROY, DO YOU WANT MY ADDRESS?

MAYOR: I DON'T THINK SO, DID WE ASK FOR ADDRESS?

CITY MANAGER: YES WE DID BUT, I MEAN, THAT'S COMMON, BUT WE KNOW..

MAYOR: WE KNOW WHERE YOU LIVE

CITY MANAGER: WELL, HE CAN USE HIS BUSINESS ADDRESS, (INAUDIBLE)

STAN MCELROY: I'M GOING TO START OFF, IF I MAY, WITH JUST A FEW QUESTIONS. AND THIS RELATES TO THE PRESENTATION, GIVEN TONIGHT BY MR. SHANKS. YOU KNOW, I THINK IT'S AN ACCURATE PORTRAYAL, THAT MANOR IS, I DON'T KNOW IF IT'S A HUMP YEAR, OR HUMP PHASE, BUT THERE'S DEFINITELY A HUMP, AND THERE'S POTENTIAL. I'M CURIOUS, AS TO WHY, WHEN, WHEN, IT'S BEEN KNOWN, THAT, THAT, THAT, AND BELIEVE IT OR NOT, FOLKS, THOSE OF US OUT HERE TRYING TO GROW MANOR DIRECTLY AND PUTTING OUR FINANCIAL SECURITY ON THE LINE EVERY TIME WE DO SOMETHING, WE UNDERSTAND THAT THE CITY OF MANOR HAS A TOUGH ROAD, YOU KNOW, IT'S NOT AN EASY DEAL, THE TAX BASE IS NOT WHAT IT SHOULD BE GIVEN THE GEOGRAPHY, I THINK WE TOUCHED ON THAT LAST TIME, BUT IT'S, IT'S CURIOUS TO ME, THAT ENTERING INTO THIS HUMP PHASE, AND IT MAY LAST LONGER THAN A YEAR, AND IT'S NOT JUST A HUMP FINANCIALLY, IT'S A HUMP ON EVERY BANDWIDTH THAT THE CITY HAS. YOU'VE GOT A PERSONNEL BAND LIMITATION, THAT IS A SIGNIFICANT CERTAINLY AS A FACILITIES LIMITATION, I MEAN, THE PEOPLE THAT WE WORK WITH AT THE CITY, WORK THEIR TAILS OFF, AND I THINK THAT'S THE MOST LIMITED RESOURCE THAT YOU HAVE. I THINK SECOND, WOULD BE THE O/M, THAT I'M CURIOUS, AND (INAUDIBLE), MIFFED, AT WHY, THERE'S, IT'S ALMOST LIKE, IT'S A BADGE THAT THE O/M IS NOT GOING UP, HELL, THAT'S WHAT NEEDS TO GO UP, ANYWAY, MAYBE WE'LL TOUCH ON THAT IN A MINUTE, BUT, TAKING ON A NEW CITY FACILITY, COUPLE A MILLION BUCKS, IS MORE THAN JUST ISSUING A CERTIFICATE OF OBLIGATION, AND, AND CONTRACTING WITH SOME PROFESSIONAL FOLKS, HOPEFULLY ALL THE WAY DOWN TO A CONTRACTOR TO CONSTRUCT, THAT TAKES A HUGE AMOUNT OF BANDWIDTH ON THE PART OF THE CITY, AND I'M WONDERING HOW THE LIMITED PERSONNEL CAPACITY, THAT IS STRETCHED RIGHT NOW, HOW THAT'S GOING TO RECONCILE WITH THE NEW DEMANDS, THAT WE HOPE, MR. SHANKS IS CORRECT, AND, AND CERTAINLY MR. BOUTON, MYSELF, AND THERE ARE MANY OTHERS WHO ARE, WHO ARE RISKING A LOT OF WHAT THEY HAVE ON THAT, ON THAT, EVENTUALITY, OR PROBABILITY, OR WHATEVER, SO CAN YOU, CAN YOU GIVE ME, HAS THAT BEEN, HAS THAT BEEN THOUGHT ABOUT, HAS THAT BEEN FACTORED IN?

CITY MANAGER: I'M READY TO ISSUE AN ANSWER TO THAT, RIGHT NOW IS, IF WE WENT OUT AND HIRED PEOPLE, ABOUT THE ONLY CHOICE WE HAVE, AT THIS POINT, IS TO GO TO 24 HRS, THREE SHIFTS, WE DON'T HAVE, WE'RE IN CLOSETS NOW. WE WOULD HAVE TO PUT TWO PEOPLE IN A CLOSET, OR WE ROTATE WITH SHIFT WORK.

STAN MCELROY: I'M JUST WONDERING, WHO'S GOING TO MANAGE, THE DEVELOPMENT PROJECT, WHEN YOU'RE STRETCHED PAPER THIN, DOING THE WORK, THAT IS TRUST ON THE CITY, THAT IS THE PRIMARY OBLIGATION OF THE CITY, AND THAT IS GOING TO DO NOTHING BUT INCREASE DURING THIS HUMP PHASE.

CITY MANAGER: YOU'RE WORRIED ABOUT OUR MANAGEMENT OF THE CONSTRUCTION PROJECT?

STAN MCELROY: OF COURSE I AM, THAT'S OUR MONEY, WHY WOULDN'T I BE?

CITY MANAGER: OK

STAN MCELROY: I'M WORRIED ABOUT A LOT OF THINGS, THE MANAGEMENT OF IT, THE COST, BECAUSE AND I'M ALSO CONCERNED, THAT THAT MY UNDERSTANDING, AND ALL I'VE DONE IS, IS LOOK FOR WHAT'S BEEN PUBLISHED, AND THERE'S BEEN A LOT PUBLISHED SINCE THE SUMMER, AND I CAN'T FIND MUCH PUBLISHED ABOUT THE NEGOTIATIONS, THE ACQUISITION, WHAT WAS KNOWN, YOU KNOW, WHEN THE LION'S CLUB DEAL WAS BOUGHT, YOU KNOW, IN THE WORLD THAT I'M FAMILIAR WITH, WHEN YOU DO A DEAL, DO A PROJECT, I'D BE LAUGHED OUT OF A ROOM IF I DIDN'T KNOW WHAT THE COST WAS, THE TOTAL COST, AND HOW I WAS GOING TO PAY FOR IT, WHEN I STARTED IT, AND IT DOESN'T APPEAR TO ME THAT THE CITY KNEW THAT, ALTHOUGH THEY MAY, THEY MAY HAVE, I JUST CAN'T FIND IT ANYPLACE. BUT, WHAT I'M, WHAT I'M ADDRESSING RIGHT NOW IS NOT THE METHODOLOGY OF, OF, FOR EXAMPLE, THE CERTIFICATE OF OBLIGATION VERSUS GENERAL REVENUE BOND, (INAUDIBLE)... THAT AVENUE WAS TAKEN, WHAT I'M QUESTIONING IS THE BANDWIDTH OF THE PERSONNEL AND THE MANAGEMENT THAT A MAJOR PROJECT LIKE THAT TAKES, THAT TAKES A LOT OF, UNLESS YOU DELEGATE EVERYTHING, AND I HOPE YOU'RE NOT, BECAUSE YOU KNOW, THAT'S JUST ONE MORE REMOVAL OF WHOSE MONEY IT IS. I'M HOPING THAT THE CITY MANAGES AND MICROMANAGES THAT PROJECT, AND I'M WONDERING HOW IT'S GONNA BE DONE WHEN THERE'S NO EXTRA BANDWIDTH ON THE EXISTING PERSONNEL OR FROM THE EXISTING PERSONNEL.

CITY MANAGER: IF YOU'RE, I DIDN'T REALIZE THAT WAS WHAT OUR PUBLIC HEARING WAS ABOUT, BUT I'LL GO AHEAD AND ADDRESS IT..

MAYOR: (INAUDIBLE) WHAT DO YOU MEAN? THE DETAIL OF HOW (INAUDIBLE)

CITY MANAGER: NO, HE WANTS TO KNOW THE DETAIL OF HOW WE'RE GOING TO FINISH THE PROJECT.

STAN MCELROY: LOOK, LET ME, LET ME, LET ME CREATE A NEXUS HERE, THIS IS ALL ABOUT THE TAX RATE, OK, A BIG PORTION OF THE TAX RATE, AS YOU'VE ARTICULATED, IS, IS THE DEBT SERVICE, THE CITY CHOSE TO INCREASE THEIR DEBT SERVICE, BY A COUPLE OF..

CITY MANAGER: DO YOU UNDERSTAND, THAT WHENEVER YOU SAY "THE CITY CHOSE" YOU'RE TALKING ABOUT ALL OF US.

STAN MCELROY: WELL I'LL SAY THIS, THERE ARE TWO WAYS THE CITY CAN RAISE MONEY, AND TAKE, AND GET MONEY, AND YOU ALL KNOW THIS, I'M NOT PREACHING TO YOU, MAYBE THESE GOOD FOLKS DON'T, BUT NUMBER ONE, AND THIS, THIS REALLY, THIS IS THE OLD FASHION WAY, WHERE YOU VOTE FOR IT. IF WHERE THE CITY, WHERE THE POPULATION, HAS A SAY, THAT'S A GENERAL OBLIGATION BOND, YOU TAKE IT TO THE TAX PAYERS THEY VOTE, THE OTHER WAY, IS A MORE EXPEDITED WAY, A WAY THAT BASICALLY YOU DON'T HAVE TO MESS WITH ANY OF THAT, AND YOU, AND YOU HAVE A, AND IT'S VIA CERTIFICATE OF OBLIGATION AND IT'S THE SAME THING, IT'S AN OBLIGATION THAT'S PAID BY THE TAX PAYERS, BUT THE CITY DOESN'T HAVE TO GET PERMISSION IN ORDER TO DO THAT, THERE'S SOME (INAUDIBLE) HEARINGS THAT THEY, THAT THEY DO BASICALLY, WHICH IS A LOT DIFFERENT AS WE KNOW, YOU KNOW..

CITY MANAGER: STAN, TO SAVE YOU FROM PUTTING YOUR FOOT IN THERE A LITTLE FURTHER, I'M GOING TO INTERRUPT YOU,

STAN MCELROY: PLEASE

CITY MANAGER: AND I'M GONNA DO IT FOR YOU, AT ALL OF OUR PUBLIC HEARINGS, HAD YOU ATTENDED, YOU WOULD HAVE HEARD ALL THE DISCUSSIONS, BETWEEN THIS IS WHAT A GENERAL OBLIGATION BOND DOES THIS IS A CERTIFICATE OF OBLIGATION, YOU WOULD OF HEARD OUR CALLS TO THE PUBLIC, AS WHICH ONE OF THESE, HERE'S A BENEFIT HERE, HERE IS A BENEFIT HERE, PLEASE, THE ONLY THING WE DID NOT DO WAS STAND ON THAT STREET, AND AS PEOPLE DROVE BY JERK THEM INTO HERE, TO TELL US THEIR OPINION.

STAN MCELROY: STEVE, LET ME..

CITY MANAGER: BUT HAD YOU ATTENDED THE MEETING, YOU WOULD HAVE HEARD ALL OF IT

STAN MCELROY: LET ME EXPLAIN SOMETHING, LET ME EXPLAIN SOMETHING TO YOU, ITS, IT'S A, IT'S A (INAUDIBLE) TO LOOK AT THIS, YOU'VE GOT THE BIGGEST, ONE OF THE BIGGEST ISSUES, AND LOOK AT THE TURN OUT, MANOR DOESN'T HAVE A NEWSPAPER, IF YOU THINK RUNNING AN AD IN THE AUSTIN AMERICAN STATESMAN A COUPLE OF TIMES, IS GOING TO PUT THE WORD OUT, PEOPLE ARE BUSY, I WAS BUSY BUILDING A BUILDING, I KNEW, YOU KNOW, I MEAN..

CITY MANAGER: BUT YOU KNEW ABOUT THE MEETINGS

STAN MCELROY: I KNEW ABOUT, I KNEW THAT THERE WAS A DEAL WORKING ON THE LION'S CLUB, YOU KNOW, THERE'S NO WAY TO REALLY KNOW, UNLESS YOU'RE HERE EVERY WEDNESDAY NIGHT, AND MOST PEOPLE CAN'T FACTOR THAT INTO THEIR LIVES, SO, I'LL TELL YOU THIS, TO, TO, TO SIT THERE AND SAY THERE'S NOT A HUGE DIFFERENCE BETWEEN COMMUNITY INVOLVEMENT AND A GENERAL OBLIGATION BOND AND A CERTIFICATE OF OBLIGATION IS, IS A JOKE..YOU KNOW..

CITY MANAGER: IF WE DID A GENERAL OBLIGATION BOND, STAN, WOULD YOU HAVE BEEN ABLE TO VOTE?

STAN MCELROY: THAT'S NOT THE POINT, STEVE..THE POINT IS, THE CITIZENS, HOW MANY PEOPLE, HOW MANY PEOPLE SHOWED UP AT THESE MEETINGS, ROUGHLY, TEN, TWENTY, THIRTY..

CITY MANAGER: WE HAD A VOTE..

MAYOR: HEY GUYS, STOP, STEVE STOP, PLEASE, WE'RE GETTING WAY OFF THE (INAUDIBLE), JUMP BACK ON YOUR TOPIC, SAY YOUR PEACE, STAN..

STAN MCELROY: BACK ON THE HUMP YEAR, ANY, ANY, ANY, ANY THOUGHT GIVEN TO WHO IS GONNA MICROMANAGE,

MAYOR: A LOT OF THOUGHT

STAN MCELROY: THEN, (INAUDIBLE) INFO

MAYOR: GO AHEAD, WHAT ELSE ABOUT THE TAX RATE,

STAN MCELROY: NO, THIS IS ALL ABOUT THE TAX RATE

MAYOR: WHAT ELSE ABOUT THE TAX RATE

STAN MCELROY: IT'S ALL ABOUT THE TAX RATE

CITY MANAGER: YOU'RE ASKING TO REHAB PUBLIC HEARINGS THAT WE HELD THIS YEAR, YOU NOW WANT TO COME IN AND GET, IF YOU WANT THAT, IT'S IN THE MINUTES, YOU WANT TO KNOW WHO'S MANAGING THAT PROJECT, LOOK IN THE MINUTES, WE HAVE HELD PUBLIC HEARING AFTER PUBLIC HEARING,

STAN MCELROY: THEN JUST HUMOR ME, WHO'S MANAGING THE PROJECT?

CITY MANAGER: CHECK WITH B.L.G.Y. ARCHITECTS

STAN MCELROY: OK, SO IT'S, IT'S A THIRD PARTY, NOBODY AT THE CITY IS, IS RESPONSIBLE, FOR COST OVERRUNS, FOR WHATEVER, SO IT'S ALL..

MAYOR AND COUNCIL MEMBER SCARBROUGH: WE'RE ALWAYS RESPONSIBLE,

STAN MCELROY: OK

MAYOR: YOU'VE GOT TO KNOW THAT MAN.

COUNCIL MEMBER SCARBROUGH: YOU KNOW, WE'RE VOTED IN HERE BY THE CITIZENS, AND THEY ARE TRUSTING US TO DO WHAT'S RIGHT FOR THE CITY, AND IF THEY WANT THIS CITY TO GROW..

STAN MCELROY: YOU GOT TO HAVE A CITY HALL, A NEW CITY FACILITY, SEE, I'M BLOWN AWAY THAT THERE'S NOT, THERE'S NOT, ADDITIONAL FUNDING FOR O/M, I'M BLOWN AWAY, THAT, THAT'S NOT WHERE THE FOCUS IS, AND IT'S ALMOST AS IF THAT'S A BADGE THAT WE'RE NOT INCREASING O/M, THAT'S WHAT MAKES THIS CITY WORK, IT'S, IT'S NOT A NEW CITY HALL, AND, AND NEW DEBT, THAT BY THE WAY, YOU KNOW, I DON'T, I DON'T KNOW WHAT I'M MISSING, BUT THIS TAX RATE HAS TO DO PRIMARILY WITH, YOU SAID, IT'S YOUR WORDS, "THE DEBT SERVICE IS THE BUGGER BEAR" THAT'S NOT, THAT'S NOT WHAT YOU SAID..

CITY MANAGER: I KNOW EXACTLY

STAN MCELROY: "DEBT SERVICE IS KILLING US", DEBT SERVICE IS KILLING US, AND YET WE NEEDED TO ADD ANOTHER 1.835 MILLION TO IT THIS YEAR, RIGHT NOW, IN THIS HUMP YEAR, BUT DEBT SERVICE IS KILLING US.

CITY MANAGER: YES

STAN MCELROY: OK FOLKS, ANY IDEAS TO GENERATE MORE MONEY?

MAYOR: WHAT DO YOU MEAN?

STAN MCELROY: ANY IDEAS, OTHER THAN RAISING TAXES.

MAYOR: HOW IS THAT? TAXES IS HOW WE'RE DOING IT THIS ONE..

STAN MCELROY: OK, ANY IDEAS, TO, TO CREATE A BETTER BALANCE BETWEEN MONEY COMING IN AND MONEY GOING OUT, BECAUSE IT'S STILL TIGHT BY YOUR OWN ADMISSION, IT'S, IT'S SUPER TIGHT, YOU KNOW, WHEN YOU, WHEN YOU'RE FACED WITH THE GROWTH AND THE DEMANDS THAT YOU HAVE AND YOU'RE NOT INCREASING O/M, OH MY GOSH, THAT'S, TO ME THAT'S A RED FLAG, ANY IDEAS, ANY, YOU KNOW..

COUNCIL MEMBER KRUPPA: CAN I ASK YOU ONE THING, SIR?

STAN MCELROY: YES, SIR

COUNCIL MEMBER KRUPPA: IF YOU WANT THE TAX RATE TO GO DOWN, HOW MANY PEOPLE DO YOU WANT THE CITY TO LAYOFF, THAT'S GONNA GO ON OUR UNEMPLOYMENT?

STAN MCELROY: I'M NOT SUGGESTING ANY PEOPLE TO GET LAID OFF, I THINK, I THINK, O/M IS WHERE, I THINK, SOME OF THIS MONEY SHOULD HAVE GONE, RATHER THAN TO DEBT SERVICE FOR A NEW FACILITY.

COUNCIL MEMBER KRUPPA: AND THAT NEW FACILITY IS GONNA HOUSE NEW PERSONNEL, THAT WERE DISCUSSED IN PRIOR MEETINGS.

STAN MCELROY: AND WHERE'S THAT SALARY MONEY GONNA COME FROM IF THERE'S NO INCREASE IN O/M?

COUNCIL MEMBER KRUPPA: THE PRESENTATION JUST SHOWED, THAT IN THE NEXT TWO YEARS, OUR EVALUATIONS ARE GOING BE GOING UP, WE HAVE NEW HOUSES BEING PERMITTED, WE HAVE NEW BUILDINGS BEING PERMITTED AND THAT'S NEW TAX BASE.

STAN MCELROY: BUT THAT WAS, THAT WAS BROUGHT OUT, AS, AS WE'RE GONNA LOWER THE TAX RATE, AS THOSE, AS THOSE, AS THAT TAX BASE GOES UP, WE'RE GONNA LOWER THE TAX, LOWER THE TAX RATE.

COUNCIL MEMBER KRUPPA: AND ALSO THE O/M IS GOING UP, SIR, IF YOU LOOK AT THE BOTTOM NUMBER

MAYOR: HEY STAN

STAN MCELROY: SLIGHTLY, SLIGHTLY

COUNCIL MEMBER BURRELL: DID YOU WANT, MR. MCELROY, DID YOU WANT TO BID ON THIS NEW PROJECT THAT'S COMING UP?

STAN MCELROY: CERTAINLY NOT.

COUNCIL MEMBER BURRELL: AND, AND ONE OF THE REASONS WE FEEL THAT THIS PROJECT IS IMPORTANT FOR A NEW CITY HALL, IS TO ENHANCE OLD MANOR AND THE PROPERTY THAT'S IN OLD MANOR, YOU'RE, YOU'RE, YOU'RE DEVELOPMENT AS WELL, AND WE APPLAUD YOU FOR YOUR DEVELOPMENT AND FOR WHAT YOU'VE DONE, AND, AND WE THINK, BY ENHANCING, OLD MANOR THAT, THAT WILL MAKE PEOPLE WANT TO COME IN AS WELL, AND I THINK, IT WOULD ALSO BY ENHANCING OLD MANOR, HELP PAM'S PROPERTY THAT'S CLOSE TO THAT AS WELL, AND, WE, WE ALL KNOW THAT YOU THINK WE ARE A BUNCH OF IGNORANT HILLBILLIES, IN FACT THAT WAS MADE CLEAR AT THE CHAMBER OF COMMERCE BOARD MEETING, BUT

STAN MCELROY: YOU HEARD ME SAY THAT

COUNCIL MEMBER BURRELL: NO, BUT THAT WAS RELATED

STAN MCELROY: SO IT'S HEARSAY

COUNCIL MEMBER BURRELL: THAT YOU SAID WE WERE, AND I WANT YOU TO KNOW THAT WE TAKE VERY SERIOUSLY TAX MONEY AND TAX INCREASES, AND WHAT NEEDS TO BE DONE FOR OLD MANOR, SO I CAN'T HELP BUT THINK BY DOING THIS PROJECT, IT WILL HELP ENHANCE YOUR PROPERTY, AND PEOPLE TO COME IN AS WELL, AND I KNOW THAT IT WILL PROBABLY COST US MORE TAXES, BUT I DIDN'T UNDERSTAND WHY YOU REPAINTED THE OLD POST, WHY YOU REPAINTED THE POST OFFICE WHEN IT DIDN'T NEED IT, BUT I UNDERSTAND IT WAS BECAUSE YOU DIDN'T LIKE THE COLOR OF IT.

STAN MCELROY: WELL, THAT'S NOT TRUE, THE PAINT, THE PAINT WAS FAILING, AND IT WAS CRACKING

MAYOR: MR. MCELROY, NO, GO AHEAD, CONTINUE

STAN MCELROY: I'M SORRY, I WAS TALKING,

MAYOR: OK, CONTINUE

STAN MCELROY: NO, IT, IT, IT NEEDED, I APPRECIATE, I APPRECIATE, THAT, THAT YOU THOUGHT IT LOOKED GOOD, BUT NO, UP CLOSE IT NEEDED PAINTING. I THINK THAT, I THINK THERE'S A MISPRIORITIZATION OF THE POTENTIAL, AND IF THERE WAS ANY ADDITIONAL REVENUE THAT COULD BE SQUEEZED OUT OF THIS TAX BASE RIGHT NOW, WHETHER IT'S A CERTIFICATE OF OBLIGATION, WHICH I THINK, YOU KNOW, IT DOESN'T MATTER, YOU ALL DID IT, AND YOU DID IT LEGALLY, AND I APPLAUD YOU FOR THAT, BUT I THINK, THE O/M, THAT SCARES ME TO DEATH, THAT YOU'RE NOT RAISING IT AND, MR, YOU ALL, OLD MANOR IS, IS IT BE NICE IF THE MARKETPLACE, REVISED, REVITALIZED OLD MANOR. THAT'S WHAT NEEDS TO HAPPEN.

COUNCIL MEMBER BURRELL: AND IF YOU HAVE A PLAN, WE'LL BE RIGHT BEHIND YOU

STAN MCELROY: I GOT SOME IDEAS, BUT ALL OF MANOR, AND, AND MY CONCERN, BOTTOM LINE, IS THE LIMITED O/M, AND IT'S BEEN LIMITED, IT'S BEEN UNDERFUNDED, EVER SINCE I'VE HAD ANY KNOWLEDGE, IN MY OPINION, AND SOME OTHER PEOPLE, AS WELL, YOU KNOW, LOOK AT THE CONDITION OF THE ROADS, LOOK AT THE REPAIR, HOW LONG IT TAKES TO GET, YOU KNOW, ON AND ON, AND THAT'S NOT BECAUSE OF PERSONNEL, OR PEOPLE THAT AREN'T TRYING TO MAKE IT HAPPEN, IT'S LACK OF FUNDING, SO I TAKE, I TAKE THE, THE LIMIT, THE LIMITATION YOU PUT ON THE O/M GROWTH AS A BAD THING NOT A GOOD THING, SO..

MAYOR: ARE YOU SUGGESTING WE GO UP IN TAXES EVEN FURTHER?

STAN MCELROY: NO, I'M SUGGESTING REPRIORITIZATION, AND I DON'T THINK YOU CAN, I THINK IT'S IMPRUDENT TO GO UP ON TAXES, AT ALL, AT THIS TIME, AND I HONESTLY THINK THAT, THAT THERE WAS A RUSH TO DO SOMETHING, THAT WE ALL WANT DONE, I MEAN, WE'VE TALKED ABOUT (INAUDIBLE) CITY FACILITIES, I JUST THINK, THAT IF THERE'S MORE PRUDENCE IN AN OPERATION THAT CAN BE SELF FUNDED, AND THE CITY IS CLOSE TO BEING (INAUDIBLE) IS CLOSER TO BEING SELF FUNDED AND TO GO ADD A BUNCH OF DEBT TO IT, AND INCREASE THE DEBT SERVICE, I THINK WAS, WAS THE CART BEFORE THE HORSE.

MAYOR: THANK YOU, SIR. WE APPRECIATE IT.

COUNCIL MEMBER BURRELL: WELL SAID.

MAYOR: ANYONE ELSE WOULD LIKE TO SPEAK AT THIS TIME. OK.

B – Verbatim notation of public hearing

MAYOR: MA'M, WHAT DO YOU GOT

BOIS D ARC RESIDENT: I JUST WANT TO KNOW, IF YOUR BOIS DE ARC IMPROVEMENTS ARE ON THAT HORRIBLE SECTION, TERRIBLY DANGEROUS, JUST WAITING FOR DEATH,

CITY MANAGER: THAT IS THE EXACT..

BOIS D ARC RESIDENT: (INAUDIBLE) CLAIMING THAT TO BE THEIRS, BECAUSE WHEN YOU GO TO EITHER SIDE, WE DON'T..(INAUDIBLE)

CITY MANAGER: WHAT HAPPENS IS, IT IS OURS, BECAUSE IT WAS, WE ANNEXED EITHER SIDE, AND WHENEVER THAT ANNEXATION WAS DONE, AT THAT TIME, WE FOUND OUT, ABOUT TRAVIS COUNTY ALREADY HAVING PLANS TO GO THROUGH THERE AND DO THIS, AND AT THAT TIME, BEFORE WE ANNEXED IT, THEY HAD PLANNED ON DOING IT, WE, WE SAID, WE WILL PAY, AND THIS WAS BACK IN 2007, LIKE 2007, WE APPROACHED TRAVIS COUNTY AT THAT TIME, AND SAID WE WILL PAY OUR PORTION OF THIS, DON'T TAKE IT OUT OF YOUR PROJECT, AND THEY TOOK IT OUT.

BOIS D ARC RESIDENT: JOHNSON ROAD, IS NOT VERY FAR BEHIND BOIS DE ARC, JOHNSON ROAD IS BECOMING DANGEROUS TO DRIVE, AND ONE POINT, I COULD NOT GET TO WORK BECAUSE A CAR HAD STALLED IN THE FLOOD THERE, AND I WON'T USE BOIS DE ARC, I GO THROUGH THERE WHITE KNUCKLED, SO I COULDN'T GO TO WORK THAT MORNING, I DO WANT TO STATE THAT I PAY CONSIDERABLE TAXES FOR A MIDDLE-INCOME WOMAN AND LIVING OUT THERE I MAINTAIN MY OWN WATER LINE FOR 200 FEET, I HAVE NO SEPTIC SYSTEM, I MEAN, I DON'T HAVE SEWER SYSTEM, I HAVE NO SIDEWALKS, I HAVE NO FIRE HYDRANT, SO I PAY AN INCREASED HOME OWNERS INSURANCE, I HAVE ONLY HAD TO CALL THE POLICE ONCE AND IT TOOK THEM 15 MINUTES TO GET TO ME, SO THE ROADS ARE THE ONLY THING I CAN COME HERE AND SAY I PAY A LOT OF TAXES TO MANOR AND I GET NO SERVICES, I THINK I SHOULD GET MY ROADS.

MAYOR: BELIEVE ME, WHENEVER WE TOOK OVER BOIS DE ARC, IT WAS A TALL ORDER FOR OUR LITTLE CITY. AND THE DOLLARS WERE JUST...

BOIS D ARC RESIDENT: DROP US.

MAYOR: HUH?

BOIS D ARC RESIDENT: LET US GO.

MAYOR: YEAH, LET IT GO? OH NO, I MEAN, IT'S THE ROAD, IT'S THE ROAD PART, IT'S NOT THAT SIMPLE, WE'D LOVE TO, YOU KNOW, IT'S JUST NOT THAT SIMPLE..

BOIS D ARC RESIDENT: I'VE NEVER COMPLAINED ABOUT MY TAXES, BUT MY TAXES TO MANOR ARE REALLY HURTING ME.

CITY MANAGER: WELL, TO LET YOU KNOW, BECAUSE OF OUR NOT BEING INCLUDED IN THAT DEAL, WHENEVER TRAVIS COUNTY DID GO THROUGH THERE, BECAUSE TRAVIS COUNTY WAS USING PART OF THE STATE FUNDING, WHICH IT REALLY UPSET US THAT THEY EXCLUDED THAT PORTION, THEY EVEN WENT SO FAR AS TO PUT UP A SIGN AT EITHER END, IN TRAVIS COUNTY MAINTENANCE HERE, BEGIN TRAVIS, IT WAS, YOU'RE RIGHT.. BUT BECAUSE OF, EVEN AT THE TIME, THAT IT WAS REDONE, THEN, THE SHAPE THAT THE BASE IS IN, IT WASN'T THE CASE OF, AND IT WAS, WE TRIED AT THAT TIME, BACK THEN, TO COME IN AND TRY TO LEVEL IT OUT WITH A COUPLE OF COURSES OF ASPHALT, I MEAN, THERE'S NO WAY, YOU'RE NOT GOING TO DO IT WITH A FEW 2 INCH OVERLAYS OF ASPHALT, WE'VE HAD IT LOOKED AT, WE KNEW WHAT HAD TO HAPPEN, THE ENTIRE THING HAS TO GET BE CUT OUT, THAT BASE HAS TO COME UP, COMPLETELY REDONE, SO WE'VE KNOWN WHAT THE EXPENSE WAS, WE DIDN'T HAVE THE EXPENSE, SO WE NOW HAVE OUR CAP METRO MATCHING FUNDS AFTER THIS FOURTH YEAR COMING IN TO THIS NEXT BUDGET, WE'LL HAVE THOSE FUNDS, AND WE HAVE SET ASIDE FUNDS IN THE BUDGET, LIKE I SAID, I THINK ITS, I'LL LOOK BACK IN THERE, I BELIEVE \$86 THOUSAND PLUS THE NUMBER THAT WE HAVE FROM CAP METRO.

BOIS D ARC RESIDENT: IS ANYONE LOOKING AT JOHNSON ROAD? BECAUSE ONE SIDE IS NOT DRIVABLE, SO I HAVE TO GO THROUGH (INAUDIBLE), THERE'S JUST TO DRIVE TO WORK, THERE'S THAT MUCH OF A DIP..

MAYOR: (INAUDIBLE) RIGHT THERE, IS THAT JUST PRIOR TO THE HAMILTON POINT SECTION OF IT, OR?

OTHERS: (INAUDIBLE) NO, JOHNSON ROAD, JOHNSON INTERSECTS BOIS DE ARC

MAYOR: YOU KNOW, I'M GOING TO, IS THAT US?

CITY MANAGER: WE GOT, WELL, IT DEPENDS, IT DEPENDS WHICH PORTION YOU'RE AT..

COUNCIL MEMBER JONSE: I'VE NEVER SEEN, (INAUDIBLE) YOU SEE SIGNS ON THERE THAT SAYS ITS CITY, (INAUDIBLE) ON BOIS DE ARC THERE IS, I DON'T THINK IT IS, I DON'T THINK IT IS, IT'S JUST BOIS DE ARC WHERE IT SAYS TRAVIS COUNTY AND IT GOES TO THE CITY, IT ACTUALLY HAS A SIGN THERE.

CITY MANAGER: WE ONLY GOT ANNEXED ONE PROPERTY AND IT'S ON THE NORTH SIDE OF THERE, SO THE COUNTY DOES STILL HOLD THE THAT RIGHT OF WAY, AS SOON AS WE ANNEX TWO SIDES OF A RIGHT OF WAY, THAT RIGHT OF WAY BECOMES OURS.

COUNCIL MEMBER JONSE: CHECK THE SIGNS, THERE MAY BE SOMETHING, BUT I DON'T THINK SO, NOT ON JOHNSON THERE IS ON BOIS DE ARC, AND THAT IS OURS, THAT IS OUR RESPONSIBILITY.

Minutes
Manor City Council Meeting
September 05, 2012

CITY MANAGER: IF IT IS ON JOHNSON, I'LL GIVE YOU A NAME OF THE PROJECT MANAGER AT THE COUNTY

MAYOR: THANK YOU MA'M

BOIS D ARC RESIDENT: AND, OUR PLAN IS A 4 YEAR PLAN TO BRING THAT DEBT DOWN,

CITY MANAGER: YES, NOT TO DO BOIS DE ARC

BOIS D ARC RESIDENT: NO, THAT'S NEXT YEAR, RIGHT?

MAYOR: YES, MA'M, YES SIR..

JOHNSON ROAD RESIDENT: (INAUDIBLE)