



**CITY COUNCIL  
CALLED SPECIAL SESSION MINUTES  
FEBRUARY 5, 2020**

**PRESENT:**

Dr. Larry Wallace Jr., Mayor

**COUNCIL MEMBERS:**

Emily Hill, Place 1  
Maria Amezcua, Place 2  
Dr. Christopher Harvey, Place 3  
Danny Scarbrough, Place 4  
Deja Hill, Mayor Pro Tem, Place 5  
Valerie Dye, Place 6

**CITY STAFF:**

Thomas Bolt, City Manager  
Lluvia T. Almaraz, City Secretary  
Ryan Phipps, Chief of Police  
Lydia Collins, Director of Finance  
Scott Dunlop, Assistant Development Services Director  
Debbie Charbonneau, Community Development Manager  
Michael Tuley, Public Works Director  
Tracey Vasquez, HR Coordinator

**SPECIAL SESSION – 6:30 P.M.**

With a quorum of the Council Members present, the special session of the Manor City Council was called to order by Mayor Dr. Larry Wallace Jr. at 6:30 p.m. on Wednesday, February 5, 2020, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PLEDGE OF ALLEGIANCE**

At the request of Mayor Dr. Wallace Jr., Chief of Police Phipps, led the Pledge of Allegiance.

**PRESENTATION**

**State of the City Address 2020, Presented by Mayor Dr. Wallace Jr.**

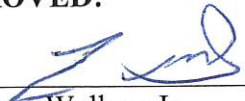
Mayor Dr. Wallace Jr. read the attached 2020 State of the City Address for the City of Manor, Texas.

**ADJOURNMENT**

The Special Session of the Manor City Council Adjourned at 6:45 p.m. on Wednesday, February 5, 2020.

These minutes approved by the Manor City Council on the 19<sup>th</sup> day of February 2020.

**APPROVED:**



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Dr. Larry Wallace Jr.  
Mayor

**ATTEST:**



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Luvia T. Almaraz, TRMC  
City Secretary



# 2020 State of the City Address

What can be said about the City of Manor? In 2018, *realtor.com* acknowledged Manor as the 7<sup>th</sup> fastest growing suburb in America. In 2019, *U.S. New & World Report* classified Manor as the 20<sup>th</sup> best small suburbs to live – in America. Within one year, Manor Independent School District elevated itself from an ‘F’ assessment – based on Texas Education Agency’s 2015-16 data analysis – to a ‘B’ rating under the strategic leadership of Manor’s first African American Superintendent – and the only African American Superintendent currently in Central Texas – who has been leading tough and complex day-to-day operations within our district since 2016.

Regarding the 2.3 million recently stolen from Manor Independent School District, leadership from the District took immediate action when informed of the incident and have kept City Hall well informed to assist – as called upon. On January 10<sup>th</sup>, I personally spoke of my confidence that those associated with any misconduct would no longer be affiliated with the District and that justice would be served – given my conversations with District leadership. My confidence has not waned and given the community’s invested interest regarding justice and recovery of the money; for those unaware, Manor Independent School District released an investigation status update on February 3<sup>rd</sup> at their official website and on social media.

Nevertheless, Manor remains the breeding ground of what success against adversity looks like. Year after year, we continuously demonstrate what “it takes a village to raise a child” truly means through our conviction and sincerity in seeing the people to the left and right of us achieve. Take the 2018 Bond for 280 Million, for example, it was passed to further strengthen our school district in continuously exceeding our expectations as parents, land owners, and tax payers. In a sense, our city – the City of Manor – is the child and we – the people – are its village. Therefore, every day we must wake up with the mindset to ‘build on the foundation’ of yesterday.

Many great things were accomplished for us to enjoy by the sweat and tears of our predecessors. Yet, there is still so much more that needs to be done in honor of their vision and the needs of Manor’s future. We cannot afford a divide between old and new, ethnicity, gender, or naturalization. Nor should we ever condone belittlement if we are to remain *#DestinationManor* and *#ManorStrong*.

During this year’s Census, we project a Manor city limits and extraterritorial jurisdiction population of 20,000-plus with a glidepath to 30,500 in 2030. These numbers, however, does not include the additional 20,000-plus within the three-mile radius outside of our city limits also calling Manor their home. To effectively manage overnight growth while maintaining the cost-of-living affordability Manor’s known for, we must unite around an annual comprehensive plan with key topics implemented on a quarterly basis. Additionally, it must be said that we as elected officials we have an obligation to weigh-in on resident causes whether it is to advocate or inform solely based on the data gathered.

The key strategic areas for Manor’s 2020 comprehensive plan – are Communication & Community, Transportation, and Economic Development – respectively. Additionally, “forward thinking” and “teamwork” are the mottos guiding us to maximize our short time in office. To ensure Manor’s success on every front, we must and will be data-driven. Our ask to you is aiding us in reflecting and honoring Manor’s past while modernizing practices to meet Manor’s growth.

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Community engagement and candid communication historically enhance morale and boost commitment. Therefore, our goal is to earn your trust based on demonstrating objectivity and reasoning before taking any action. We only ask that you remain passionate along with us as many of the ways ahead – leading to desired outcomes – require particularly collaborative agreements and approvals. We owe it to ourselves to support Manor businesses because the sales & use tax revenues generated fund city operations. As a team, our constructive criticism towards quality of life improvements will positively enable this municipality to fulfill other community needs expressed.

In keeping with our concept of a family institution, our *Communication & Community Strategy* will consist of identifying needs for committees along with identifying the right people to serve on each committee. Given this age of soundbites, a structured media platform is vital to sustaining Manor's cohesiveness especially as we expand and become a more complex city. Therefore, everything we do to manage resident needs and population growth will be based on a critical, essential, and enhancing aspect.

Although we currently leverage the Manor Journal, Manor Arts Council, Manor Chamber's Newsletter, Manor Senior High School's Media Program established by the 2016 Bond, along with news and social media outlets; we will work to establish a media coordinator position here at City Hall. In doing so, Manor will enjoy more coordinated coverage and municipality presence at events throughout the year. As we seek to stream and make accessible municipality meetings and sessions, establishment of a media coordinator is apparent.

With respect to our community, terms like affordable and minority will be defined holistically and inclusively to best represent Manor. Additionally, Manor's city limits and extraterritorial jurisdiction will be considered in union – as much as possible – from here on out. This year's U.S. Census collection is crucial because we can identify – based on Manor's demographic data – the appropriate resources, services, and programs to pursue for the appropriate housing, childcare, educational system, and library for all.

Partnerships like Huston-Tillotson University, Austin Area Urban League, African American Youth Harvest Foundation, Austin Spurs, and Austin FC are only a few of the community building relationships established specifically for Manor. As we strive to enhance Manor's many attributes, partnerships supporting high-demand needs based on verifiable data is the gold standard. Due to City Hall's current resources and workforce bandwidth, filling vacancies on Manor's charter, ethics, and board of adjustment committees – to name a few – will only assist us in better assisting everyone.

Before discussing our *transportation strategy*, I am honored to announce Manor's end of school year events will now include a Downtown Manor Parade focused on acknowledging our youth and their various accomplishments. Manor's annual end of school year events will also include a 5K Fun Run by Manor Men & Women at the new 14-acre Timmermann Park with a portion of proceeds going to Manor Independent School District special needs programs.

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Regarding our *transportation strategy*, we started the quarter with a collaborative planning session that included Capital Area Metropolitan Organization, Texas Department of Transportation, Capital Metro, and others. In doing so, we will identify viable methods to improve road congestion while working to ensure the current congestion experienced does not increase with Manor's 2045 projected population.

It is also key to note that even with our population increase, Manor Police Department managed a 10,000-service call decrease in 2019 compared to 2018. Even with the congestion of Highway 20 & 290, FM 973, Lexington, Parsons, and various other arterials – back and side roads – throughout the city, Manor Police Departments statistics relatively stayed the same. For example, in 2018 Manor experienced 305 local crimes compared to 318 in 2019.

If I may be straightforward for a moment, even with the drastic population increase our Police Department along with the East County Sheriff Department maintained Manor's high-level-state of safety. As we look at effective ways to improve mobility, the development of hike and bike trails to and through adjacent residential areas are planned. For those uninterested or incapable of driving, maximizing transit options like Senior Access and Capital Metro become key to supporting road safety, out-of-house extracurricular activity and engagement access, and opportunities to negotiate commuter transit reimbursement plans for employers.

The only method ensuring any form of relief to road congestion occurs is a multi-approach. Therefore, coordinating with Capital Area Metropolitan Organization and Texas Department of Transportation – among others – to push for Manor's original 290 tollway extension to be reinstated for approval; and coordinating with Capital Metro and Travis County – among others – to identify critical arterials along Manor's 290-corridor for retrofitting as limited-access roads are vital.

Unfortunately, most people are unaware that our Manor Street Department – here at City Hall – resurfaces roughly one street every two months from a portion of City Hall's general fund. As the Street Department becomes more proficient with its new machinery, we hope to do more in-house for cost efficiency. Nevertheless, money saved by expanding department capacities must be invested in relief like Capital Metro's Pick Up and Green Line services.

If we do not invest now by approving the transit system needed for Manor's future demand, we are sending a clear message that limits opportunities and increases road congestion. Whether we want light fixtures, traffic lights, road expansions, resurfacing, etc., none are overnight enhancements because they require years of assessment and coordination before any approval to implement may occur. What aids in expediting approval timelines, is for Central Texas to know the several distinguishable accomplishments Manor possesses and the many unique things Manor offers given its geographical location and Austin Metropolitan Area increased cost-of-living.

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Thus, the necessity for an aggressive *economic development strategy* is clear. How many cities can say they are fifteen to thirty minutes from industry enticing cities like Austin, Pflugerville, Round Rock, and Cedar Park. How many cities are close to major Highways like 290, 130, 35, and 45. Or, in close proximity to reputable institutions like the University of Texas at Austin, Dell Medical School, St. Edwards University, Huston-Tillotson University, Texas State University at Round Rock, and Texas A&M Health Science Center at Round Rock.

How many people realize Manor is just fifteen minutes from the Austin Executive Airport and twenty minutes from the Austin-Bergstrom International Airport. Or, that Manor is fifteen to thirty minutes from every major and semi-pro sports team like the Austin Spurs, Austin FC, Austin Elite Rugby, Texas Stars, Round Rock Express, and ATX Polo – to name a few. When you take into account Manor's demographic population of 51.5% Hispanic, 25.7% African American, and 35.6 Caucasian per the 2018 U.S. Census Bureau, our city's location and proximity matters to the aforementioned opens a world of exposure and opportunity too few realize – and too few capitalize on.

Again, let us not forget Manor Independent School District's demographic population of roughly 65% Hispanic and 20% African American, which make Manor even more special and enticing. If not for the demographic data alone, participation in the 2020 U.S. Census is vital because that information enables the development of an effective economic strategy capable of supporting current and future resident needs. For example, the 2018 City of Manor to Overall Texas estimates tell us Manor is:

- Below in bachelors or higher education level by 9.1%
- Higher in other than English by 6.8%
- Higher in foreign-born by 5%
- Higher in average household income by \$3,998

Based on these facts, we must compare Manor's growth, opportunities, innovation, and cost of living to other geographically and demographically similar cities in addition to those local to us. In doing so, we ensure the gap of in offerings remains small based on the unique needs and desires of Manor residents.

Over these next two years, our wastewater and water treatment facilities are expanding to meet and exceed demand. To further leverage local political, economic, and media entities to offset internal gaps, we are planning to establish an economic development committee. A role for this economic committee is messaging and developing targeted marketing materials based on confirmed parcels of land available, vetted land owner interests, and viable incentive programs.

In preparation for the big businesses coming – the big boom – City Hall now sponsors Breakfast Bites as Manor's official entrepreneurship development and networking group. With the intention of keeping small and family business ownership a strong revenue generating force for decades to come, we are in talks with Huston-Tillotson University's Center for Entrepreneurship & Innovation to establish a City of Manor endorsed Entrepreneurship Certification Program.

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We are also discussing the possibility of launching a Leadership Manor Program for residents of all ages to learn more about city's like Manor operate department by department. By investing in our residents, they will in turn reinvest in Manor. Additionally, Manor's economic value increases as we – the people – become more economically savvy as a whole.

For entities like the Manor Chamber, Public Improvement District Committee, Tree Committee, and Parks Committee, they play a vital role in enhancing Manor's economic attractiveness. How we build out Timmerman Park, Las Entradas, and the remaining 60% of ShadowGlen – in example – nonverbally inform people where our interests reside. Therefore, we will ensure what receives approval reflects what the people of Manor need versus want. In example, the labor cost of curbs versus resurfacing and laying new road would exhaust allocated funds from City Hall's general account threefold.

To summarize this state of the city address, our first and second quarter is focused on clearly defining Manor's buildout plan with a work-life balanced community that is close-knit and well-informed at the forefront. For transportation, Manor must revert back to a welcoming level of mobility. Regarding economic development, establishing a structure for a competitive revenue generating balance between small and big businesses is crucial. By enacting this 2020 comprehensive plan and strategies – starting with this address – our municipality productivity and effectiveness will increase.

In closing, I would like to recognize three exceptional leaders that are renown for transforming Manor into the glory it is today. As many of you already know, the growth or decline of any city is dependent upon the cost of living, crime rates, and school system. What these individuals have done by way of those they hired, empowered, and took immediate action on has transformed Manor's climate and culture for the better. I have had the pleasure of working closely with each one of them for years on various city-level efforts and look forward to having them as part of the Manor team and senior leadership for as long as possible.

For those that served in the military or Department of Defense, you know there is no greater personal token of appreciation than being bestowed a challenge coin from your elected leader, because it is something they can only give. A challenge coin cannot be asked for and seldom authorized to be bestowed by someone other than the office holder. In my hand, is my coin of office for excellence which I designed and paid for personally.

On the front is a picture of Manor's historic water tower by skyline centered in the middle with the words City of Manor, Texas, established in 1872, and "Building On Our Foundation" encircling it. On the back, there is another Manor tower with our establishment of 1872 inscribed on it. The tower is entered between the American and Texas Flag with markers identifying it as a mayor's coin for excellence by me – Dr. Larry Wallace Jr. Unfortunately, I was unable to get Army Retired inserted on the coin due to space but I got what matters most on it.

Signed on this day of February 5, 2020.



Dr. Larry Wallace Jr., Mayor  
City of Manor