



Julie Leonard, Place 1  
Jacob Hammersmith, Chair, Place 2  
Philip Tryon, Place 3  
Isaac Rowe, Place 4  
Lian Stutsman, Place 5  
Cecil Meyer, Place 6  
LaKesha Small, Place 7  
Barth Timmermann, Developer Representative

**COMMUNITY IMPACT FEE ADVISORY COMMITTEE  
WORKSHOP SESSION  
MINUTES**

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Wednesday May 27, 2020

4:00 p.m.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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**COMMITTEE**

**PRESENT:**

Place 1: Julie Leonard  
Place 2: Jacob Hammersmith, Chairperson  
Place 6: Cecil Meyer  
Barth Timmermann, Developer Rep.

**ABSENT:**

Place 3: Philip Tryon  
Place 4: Isaac Rowe  
Place 5: Lian Stutsman  
Place 7: LaKesha Small

**CITY STAFF PRESENT:**

Scott Dunlop Asst. Development Services Director  
Frank Phelan – City Engineer  
Pauline Gray – City Engineer

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

With a quorum of the Committee Members present, the workshop session of the Manor Community Impact Fee Advisory Committee was called to order by Committee Chair Hammersmith at 4:00 p.m. on Wednesday May 27, 2020.

**PUBLIC COMMENTS**

There were no public comments.

The discussion was held regarding the following:

#### POPULATION GROWTH PROJECTIONS

- a. Evaluation if we want to modify LUE projects due to current situation.
- b. Adjustments to the LUA map
- c. Delay sending LUA Map and CIP information to City Council until a later date.

#### WASTEWATER GROWTH PROJECTIONS

- a. Discussion of planned future projects

#### WATER GROWTH PROJECTIONS

- a. Per the estimated growth the City of Manor will require at least an additional 0.2 MGD of water supply in late 2022 or early 2023 to meet the estimated demand. The City will require at least an additional 2.0 MGD of water by 2029 to meet the estimated demand. Currently the City receives water from EPCOR and the City of Austin in addition to the City's wells.
- b. The City is looking into other possible sources for water to address future needs.

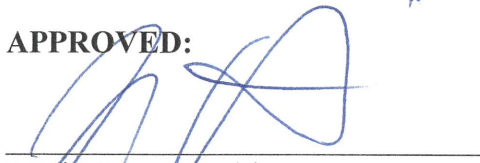
#### WATER SOURCE OPTIONS

- a. City of Austin
  - i. The wholesale rate is currently set at \$5.09 per 1,000 gallons. This rate is adjusted periodically by the City of Austin City Council.
  - ii. Based on the current wholesale rate the additional 2.0 MGD would cost the City of Manor approximately \$3,700,000 per year.
- b. EPCOR
  - i. Agreement does not mention any changes/increases in rate.
  - ii. The additional 2.0MGD would cost the City of Manor approximately \$3,200,000 per year.
- c. SWWC
  - i. There would be a base yearly fee set by the total number of LUEs.
  - ii. There would be an annual price escalator of 3% applied to the base fee and the volumetric rate.
  - iii. Calculations based on the 2020 rate.
  - iv. The additional 2.0 MGD would cost the City approximately \$3,467,500 per year. (This does not include the base fee per LUE).
- d. City of Manor Wells and Water Plant Construction
  - i. 3 wells and treatment system – approximately \$50 million
    1. Annual cost – approximately \$2.5 million
    2. 30 years of payments
  - ii. 4 wells and treatment system – approximately \$65 million
    1. Annual cost – approximately \$3.3 million
    2. 30 years of payments

WATER & WASTEWATER COMMUNITY IMPACT PROJECTS DISCUSSION

These minutes approved by the Community Impact Fee Advisory Committee on the 10<sup>th</sup> day of June 2020.


**APPROVED:**



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Jacob Hammersmith  
Chairperson

**ATTEST:**



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Lluvia T. Almaraz, TRMC  
City Secretary

