



**CITY COUNCIL  
REGULAR SESSION MINUTES  
JULY 19, 2023**

**This meeting was live-streamed on Manor's YouTube Channel  
<https://www.youtube.com/@cityofmanorsocial/streams>**

**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  
Deja Hill, Place 6

**CITY STAFF:**

Scott Moore, City Manager  
Lluvia T. Almaraz, City Secretary  
Scott Dunlop, Development Services Director  
Lydia Collins, Finance Director  
Ryan Phipps, Chief of Police  
Denver Collins, Assistant Chief of Police  
Scott Jones, Economic Development Director  
Matthew Woodard, Public Works Director  
Sarah Fribert, Court Administrator  
Tracey Vasquez, HR Director  
Veronica Rivera, Assistant City Attorney  
Frank Phelan, P.E., City Engineer  
Chasem Creed, IT Technician

**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 7:08 p.m. on Wednesday, July 19, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

## **INVOCATION**

Councilwoman Wallace gave the invocation.

## **PLEDGE OF ALLEGIANCE**

Mayor Harvey led the Pledge of Allegiance.

## **PROCLAMATION**

### **A. Declaring the month of July 2023, as “Parks and Recreation Month”**

Mayor Harvey read and presented the proclamation to the Public Works Department staff.

## **PUBLIC COMMENTS**

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his concerns and frustration with the City of Manor Parks. Mr. Battaile also opposed to Agenda Items Nos 16,18,19, and 20.

No one else appeared at this time.

At the direction of Mayor Harvey, the Consent Agenda was conducted next.

## **CONSENT AGENDA**

### **6. Consideration, discussion, and possible action to approve the City Council Minutes.**

- **July 5, 2023, City Council Regular Meeting; and**
- **July 11, 2023, City Council Workshop**

### **7. Consideration, discussion, and possible action on the acceptance of the June 2023 Departmental Reports.**

- **Finance – Lydia Collins, Director of Finance**
- **Police – Ryan Phipps, Chief of Police**
- **Travis County ESD No. 12 – Ryan Smith, Fire Chief**
- **Economic Development – Scott Jones, Economic Development Director**
- **Development Services – Scott Dunlop, Development Services Director**
- **Municipal Court – Sarah Friberg, Court Clerk**
- **Public Works – Matt Woodard, Director of Public Works**
- **Manor Cemetery – Nora Sanchez, MC Manager**
- **Human Resources – Tracey Vasquez, HR Manager**
- **IT – Phil Green, IT Director**
- **Administration – Lluvia T. Almaraz, City Secretary**

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to accept and approve the Consent Agenda as read.

Mayor Harvey thanked the city staff for the July 4<sup>th</sup> event.

Mayor Harvey asked for the ESD 12 report to include an inquiry on total calls and counts of delays caused by traffic.

There was no further discussion.

**Motion to approve carried 7-0**

At the direction of Mayor Harvey, Public Hearing Nos 3 and 5; and Regular Agenda Item Nos 18, 20, and 9 were conducted next. Mayor Harvey pulled Agenda Item No. 16 to be discussed at a later date.

- 3. Conduct a public hearing on an Ordinance rezoning one (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).**

**MOTION:** Upon a motion made by Council Member Deja Hill and seconded by Council Member Wallace, to postpone the Public Hearing and remain open until August 16, 2023, Regular Council Meeting.

There was no further discussion.

**Motion to postpone and remain open carried 7-0**

- 5. Conduct a public hearing on an ordinance rezoning two (2) lots on .297 acres, more or less, at 108 W. Boyce & 104 W. Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB). Applicant: Jiwon Jung; Owner: Build Block**

**MOTION:** Upon a motion made by Council Member Weir and seconded by Council Member Wallace, to postpone the Public Hearing and remain open until August 16, 2023, Regular Council Meeting.

There was no further discussion.

**Motion to postpone and remain open carried 7-0**

- 18. First Reading: Consideration, discussion, and possible action on an ordinance rezoning one (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).**

**MOTION:** Upon a motion made by Council Member Deja Hill and seconded by Council Member Amezcua, to postpone the first reading until August 16, 2023, Regular Council Meeting.

There was no further discussion.

**Motion to postpone carried 7-0**

**20. First Reading: Consideration, discussion, and possible action on an ordinance rezoning two (2) lots on .297 acres, more or less, at 108 W. Boyce & 104 W. Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB) Applicant: Jiwon Jung ; Owner: Build Block**

**MOTION:** Upon a motion made by Council Member Weir and seconded by Council Member Moreno, to postpone the first reading until August 16, 2023, Regular Council Meeting.

There was no further discussion.

**Motion to postpone carried 7-0**

**9. Consideration, discussion, and possible action on the Third Amendment to the EntradaGlen Development Agreement.**

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Weir, to postpone the item until August 2, 2023, Regular Council Meeting.

There was no further discussion.

**Motion to postpone carried 7-0**

~~**16. Consideration, discussion, and possible action on a Splash Pad to be installed at Timmermann Park.**~~

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 7:33 p.m. on Wednesday, July 19, 2023, 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, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding EntradaGlen PID; Section 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the NewHaven Development; Section 551.071 Texas*

*Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding stormwater drainage fee; Section 551.071 and Section 551.087, Texas Government Code to deliberate on the acquisition of real property; Section 551.074 (Personnel Matters) to review and discuss a study regarding employee compensation; and Section 551.074 (Personnel Matters) to discuss duties of the City Manager at 7:33 p.m. on Wednesday, July 19, 2023.*

The Executive Session was adjourned at 10:12 p.m. on Wednesday, July 19, 2023.

## **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 10:12 p.m. on Wednesday, July 19, 2023.

## **PUBLIC HEARING**

### **1. Conduct a public hearing on the dissolution of the EntradaGlen Public Improvement District (PID) within the municipal boundaries of the City of Manor, Texas in accordance with the provisions of Chapter 372 of the Texas Local Government Code.**

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

Mayor Harvey opened the Public Hearing.

Danny Burnett with Dwyer Realty Companies, 9900 Highway 290 E. Manor, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by the City Council.

Jordan Dwyer with Dwyer Realty Companies, 9900 Highway 290 E. Manor, Texas, submitted a speaker card; however, she did not wish to speak but was available to answer any questions posed by the City Council.

**MOTION:** Upon a motion made by Council Member Deja Hill and seconded by Mayor Pro Tem Emily Hill, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 7-0**

## REGULAR AGENDA

8. **Consideration, discussion, and possible action on a Resolution of the City Council of the City of Manor, Texas authorizing and dissolving the EntradaGlen Public Improvement District (PID) within the City of Manor, Texas in accordance with the provisions of Chapter 372 of the Texas Local Government Code; resolving other matters incident and related thereto; and providing an effective date.**

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Mayor Pro Tem Emily Hill, to postpone this item and direct city staff to bring back additional information and an action item as discussed in Executive Session.

There was no further discussion.

**Motion to postpone carried 7-0**

## REPORTS

### A. Proposed Bond Propositions Update

Gregory Miller, Bond Counsel with Bickerstaff Heath Delgado Acosta LLP gave an update on the proposed Bond Propositions regarding City Hall, Library, Economic Development, Land Acquisition, and Recreation Center.

## PUBLIC HEARINGS

2. **Conduct a public hearing on the creation of the Newhaven Public Improvement District (PID) within the municipal boundaries of the City of Manor, Texas in accordance with the provisions of Chapter 372 of the Texas Local Government Code.**

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

Mayor Harvey opened the Public Hearing.

Development Services Director Dunlop discussed the creation of the NewHaven Public Improvement District.

Discussion was held regarding clarification on the proposed lot sizes.

**MOTION:** Upon a motion made by Council Member Deja Hill and seconded by Council Member Wallace, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 6-0**

**4. Conduct a public hearing on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX. Applicant: Sotol Ventures; Owner: Dalton Wallace**

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

Mayor Harvey opened the public hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card; but did not speak and was asked to leave due to meeting misconduct.

Development Services Director Dunlop discussed the proposed PUD Site Plan for the Okra Tract Development.

Rachel Shanks with Sotol Ventures, 9505 Johnny Morris Rd. Austin, Texas, submitted a speaker card in support of this item. She presented and discussed the attached PowerPoint Presentation.

Topic of discussion:

- Internal Road Improvements
- External Road Improvements
- Commercial – C2
- Residential – SF2
- Parkland – Internal
- Parkland Regional

Discussion was held regarding park trail access.

Discussion was held regarding the proposed four acres of commercial development.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to close the public hearing.

There was no further discussion.

**Motion to close carried 7-0**

**REGULAR AGENDA**

**10. Consideration, discussion, and possible action on the First Amendment to Development Agreement (Newhaven).**

The city staff recommended that the City Council approve the First Amendment to Development Agreement (Newhaven).

Talley Williams with Metcalfe Wolff Stuart & Williams, LLP submitted a speaker card; but did not wish to speak; however, she was available to answer any questions posed by the City Council.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to approve the First Amendment to Development Agreement (Newhaven).

There was no further discussion.

**Motion to approve carried 7-0**

**11. Consideration, discussion, and possible action on a Resolution of the City Council of the City of Manor, Texas, authorizing and creating the Newhaven Public Improvement District (PID) within the City of Manor, Texas in accordance with Chapter 372 Texas Local Government Code; resolving other matters incident and related thereto; and providing an effective date.**

The city staff recommended that the City Council approve Resolution No. 2023-28 authorizing and creating the Newhaven Public Improvement District (PID) within the City of Manor, Texas in accordance with Chapter 372 Texas Local Government Code; resolving other matters incident and related thereto; and providing an effective date.

Resolution No. 202-28: A Resolution of the City Council of The City of Manor, Texas Authorizing and Creating the Newhaven Public Improvement District Within the City of Manor, Texas in accordance with Chapter 372 of the Texas Local Government Code; Resolving Other Matters Incident and Related Thereto; and Providing an Effective Date.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve Resolution No. 2023-28 authorizing and creating the Newhaven Public Improvement District (PID) within the City of Manor, Texas in accordance with Chapter 372 Texas Local Government Code; resolving other matters incident and related thereto; and providing an effective date.

There was no further discussion.

**Motion to approve carried 7-0**

**12. Consideration, discussion, and possible action on an Agreement Regarding the Dissolution of the Newhaven Public Improvement District.**

The city staff recommended that the City Council approve the agreement regarding the Dissolution of the Newhaven Public Improvement District.

Talley Williams with Metcalfe Wolff Stuart & Williams, LLP submitted a speaker card; but did not wish to speak; however, she was available to answer any questions posed by the City Council.



**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to approve the agreement regarding the Dissolution of the Newhaven Public Improvement District.

There was no further discussion.

**Motion to approve carried 7-0**

**13. Consideration, discussion, and possible action on Letter of Intent for Underwriting Services for Special Assessment Bonds and G-17 (Newhaven Public Improvement District).**

The city staff recommended that the City Council approve and select FMSbonds to provide underwriting services for the Newhaven PID and approve the Letter of Intent for Underwriting Services for Special Assessment Bonds and G-17 and authorize the City Manager to execute the Letter of Intent.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve and select FMSbonds to provide underwriting services for the Newhaven PID and approve the Letter of Intent for Underwriting Services for Special Assessment Bonds and G-17 and authorize the City Manager to execute the Letter of Intent.

There was no further discussion.

**Motion to approve carried 7-0**

**14. Consideration, discussion, and possible action on an Amendment for additional services for the Manor Commercial Park Wastewater Collection System and Carriage Hills Lift Station #5 Improvements (Statement of Work No.7).**

The city staff recommended that the City Council approve the amendment to Statement of Work #7 to George Butler Associates, Inc. for the Manor Commercial Park Wastewater Collection System & Carriage Hills Lift Station #5 Improvements in the amount of \$181,630.00.

City Engineer Phelan discussed the proposed Amendment for additional services for the Manor Commercial Park Wastewater Collection System and Carriage Hills Lift Station #5 Improvements (Statement of Work No.7).

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to approve the amendment to Statement of Work #7 to George Butler Associates, Inc. for the Manor Commercial Park Wastewater Collection System & Carriage Hills Lift Station #5 Improvements in the amount of \$181,630.00.

There was no further discussion.

**Motion to approve carried 6-0**

Assistant City Attorney Rivera asked for reconsideration to amend Item No. 12 to clarify the removal of an aggregate value of \$1,000,000 in the dissolution agreement.

**12. Consideration, discussion, and possible action on an Agreement Regarding the Dissolution of the Newhaven Public Improvement District.**

**MOTION:** Upon an amendment to the motion made by Council Member Moreno and seconded by Council Member Amezcua to remove any mention of the \$1,000,000 aggregate value.

There was no further discussion.

**Motion to approve amendment carried 7-0**

**15. Consideration, discussion, and possible action on a Letter of Interest for the Bristol Myers Squibb Foundation Grant. (BMHC).**

The Health Committee Members, Council Member Weir, and Council Member Moreno gave a brief update on the opportunity for the Bristol Myers Squibb Foundation Grant.

Talley Williams with Metcalfe Wolff Stuart & Williams, LLP submitted a speaker card; but did not wish to speak; however, she was available to answer any questions posed by the City Council.

**MOTION:** Upon a motion made by Council Member Amezcua and seconded by Mayor Pro Tem Emily Hill to direct city staff to work with the Health Committee and local sponsoring organizations in establishing a partnership to pursue funding opportunities for health initiatives.

There was no further discussion.

**Motion to approve carried 7-0**

**17. Consideration, discussion, and possible action on a Stormwater Drainage Fee.**

Development Services Director Dunlop presented and discussed the attached PowerPoint Presentation.

Topic of discussion:

- City's obligations for funding drainage system
- City's current Stormwater Program

- Future Program – proposed enhancements
- Fee Funded Program Components – Rate Comparison
- Stormwater Program Costs
- Options
- Stormwater Utility Funding Approach
- Stormwater fee rate structure
- Stormwater fee background
- Stormwater rate structure
- Combined W/WW/SW Customer Impact
- Fee Comparison

City Council concurs on a rate of \$6.50 to be proposed and discussed in September.

There was no further discussion.

There was no action taken.

**19. First Reading: Consideration, discussion, and possible action on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX. Applicant: Sotol Ventures; Owner: Dalton Wallace**

The city staff recommended that the City Council approve a first reading of a Preliminary Planned Unit Development (PUD) Site plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX with the additional trail connection at Allard Drive.

Development Services Director Dunlop stated that the item would be presented to P&Z Commission on August 9<sup>th</sup> for recommendations and the second reading would be conducted at the August 16<sup>th</sup> Regular Council meeting.

**MOTION:** Upon a motion made by Council Member Amezcua and seconded by Council Member Weir to approve a first reading of a Preliminary Planned Unit Development (PUD) Site plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX with the additional trail connection at Allard Drive.

There was no further discussion.

**Motion to approve carried 6-1 (Council Member Deja Hill voted against)**

**21. Consideration, discussion, and possible action on declaring one or more vacancies on the Planning and Zoning Commission.**

The city staff recommended that the City Council declare one or more vacancies on the Planning and Zoning Commission.

Discussion was held regarding the P&Z Commission member's attendance.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to remove Anthony Butler, Place No. 2, and declare a vacancy on the Planning and Zoning Commission.

There was no further discussion.

**Motion to approve carried 7-0**

**22. Consideration, discussion, and possible action on canceling October 4, 2023, Regular City Council Meeting and setting a Called Special Session.**

The city staff recommended that the City Council cancel the October 4, 2023, Regular Council Meeting and set a Called Special Session for Monday, October 2, 2023, at 7:00 p.m.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to cancel the October 4, 2023, Regular Council Meeting and set a Called Special Session for Monday, October 2, 2023, at 7:00 p.m.

There was no further discussion.

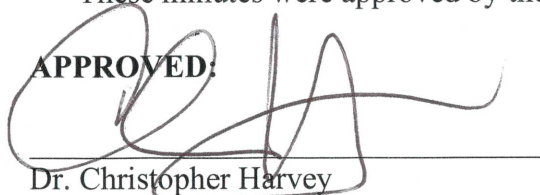
**Motion to approve carried 7-0**

**ADJOURNMENT**

The Regular Session of the Manor City Council was Adjourned at 11:49 p.m. on Wednesday, July 19, 2023.

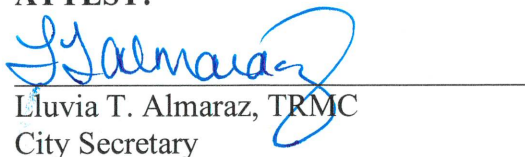
These minutes were approved by the Manor City Council on the 2<sup>nd</sup> day of August 2023.

**APPROVED:**



Dr. Christopher Harvey  
Mayor

**ATTEST:**



Luvia T. Almaraz, TRMC  
City Secretary



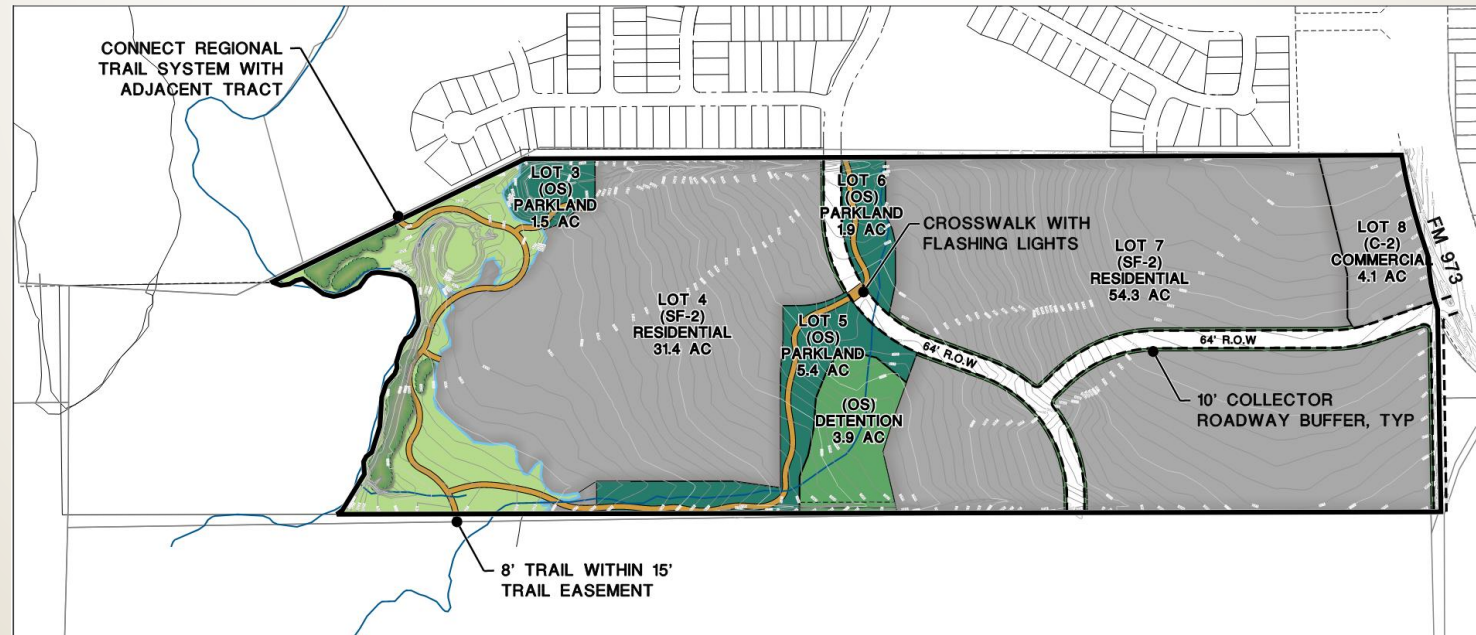


# OKRA

Located off FM 973

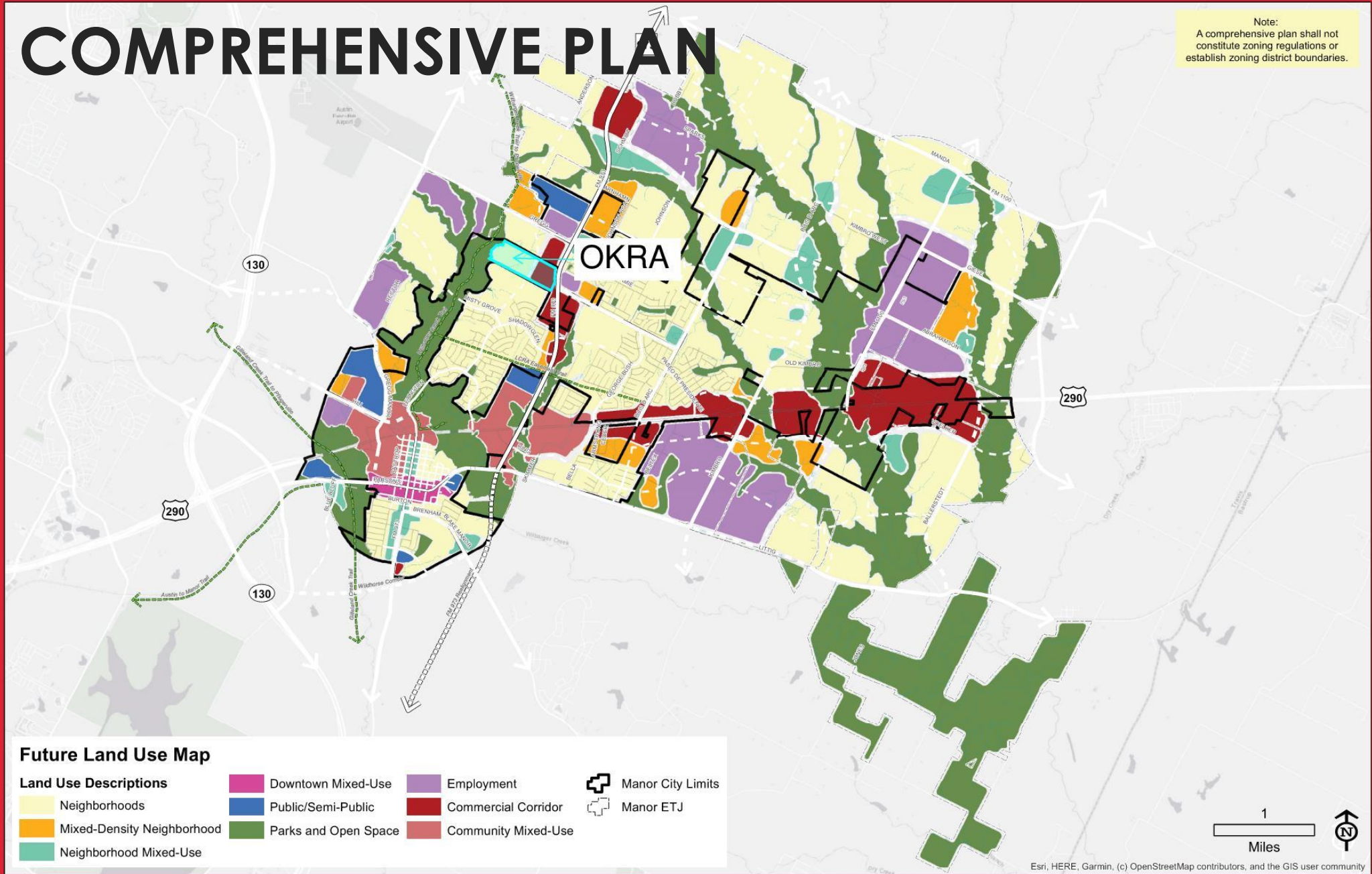
# OKRA

- 113.415 acres
- Currently zoned C2
- Proposed mix-use development with commercial and residential



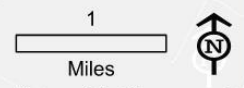
# COMPREHENSIVE PLAN

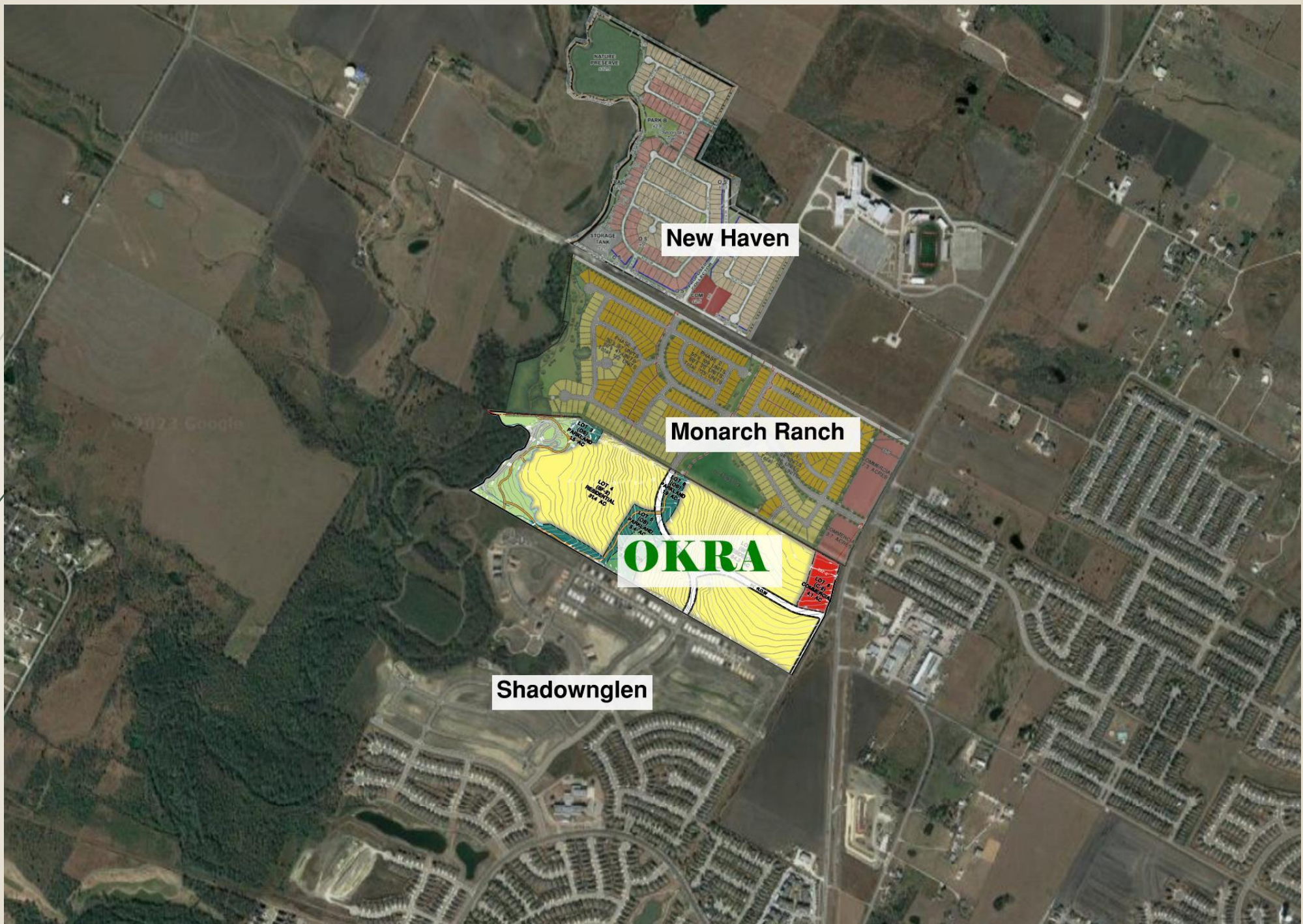
Note:  
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



## Future Land Use Map

Land Use Descriptions			
	Neighborhoods		Employment
	Mixed-Density Neighborhood		Commercial Corridor
	Neighborhood Mixed-Use		Downtown Mixed-Use
			Public/Semi-Public
			Parks and Open Space
			Community Mixed-Use
			Manor City Limits
			Manor ETJ





New Haven

Monarch Ranch

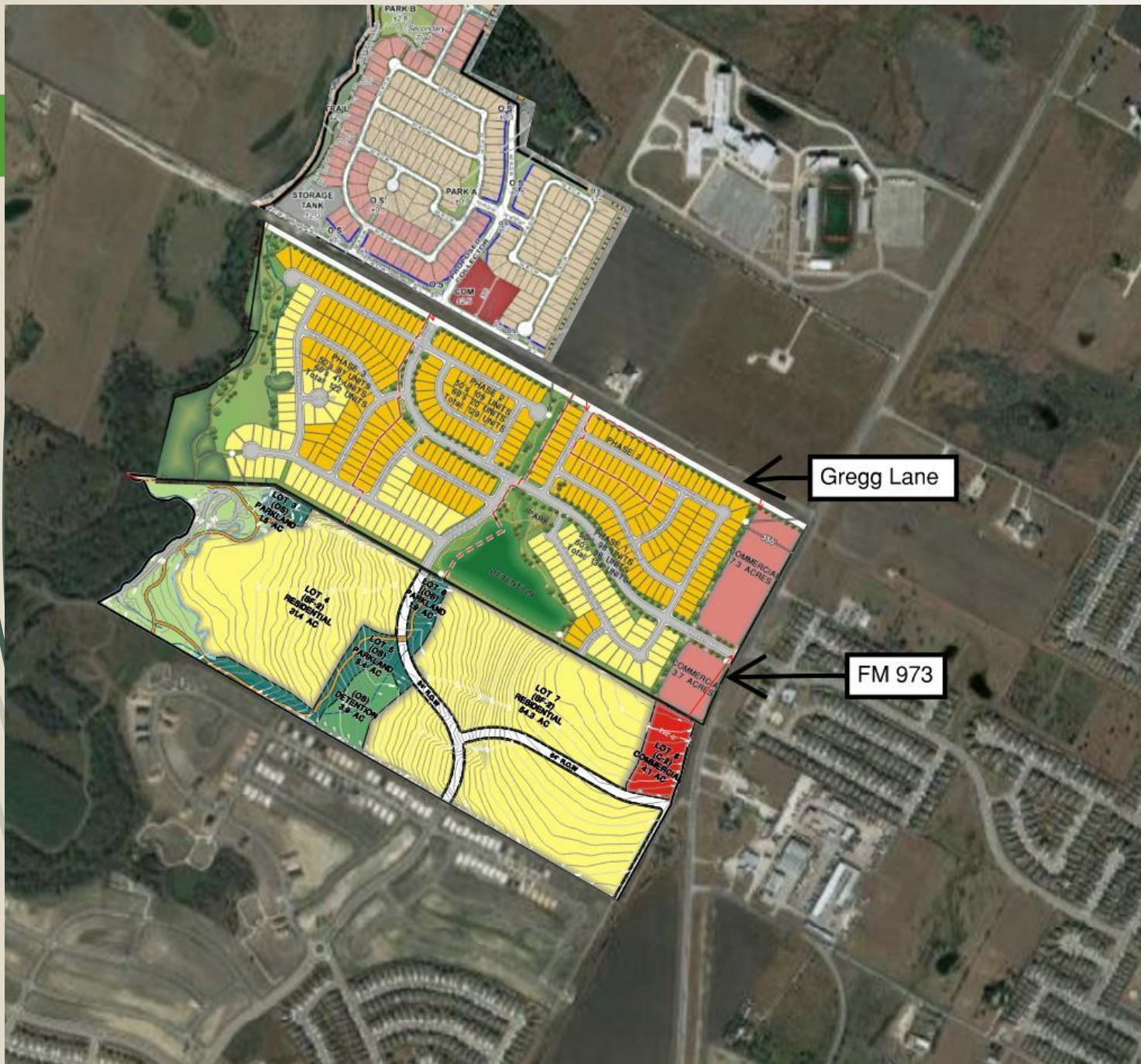
**OKRA**

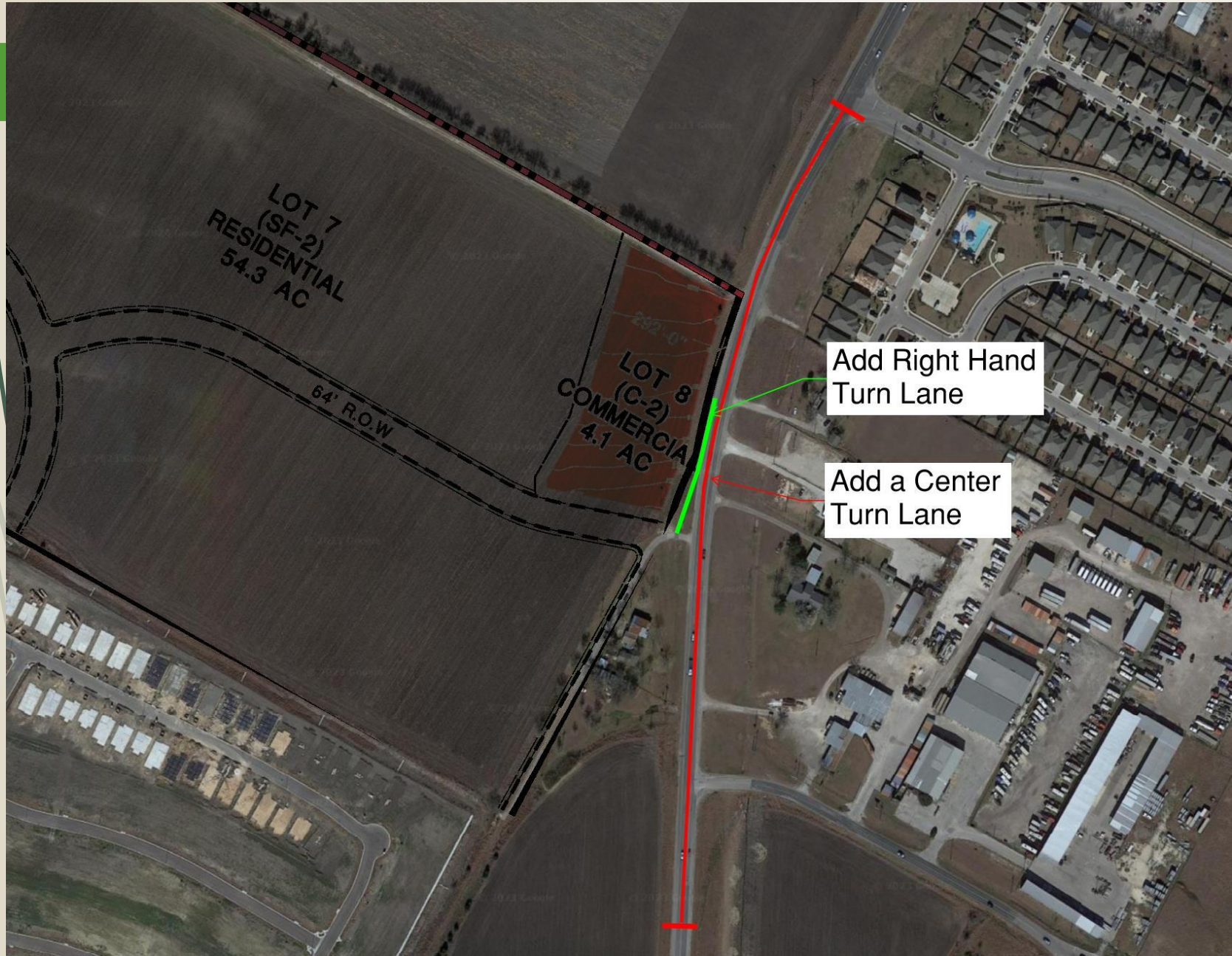
Shadownglen



# INTERNAL ROAD IMPROVEMENTS

- ▶ 64' Silent Falls Way collector road from Shadowglen to New Haven
- ▶ 64' collector road entrance off FM 973





# EXTERNAL ROAD IMPROVEMENTS

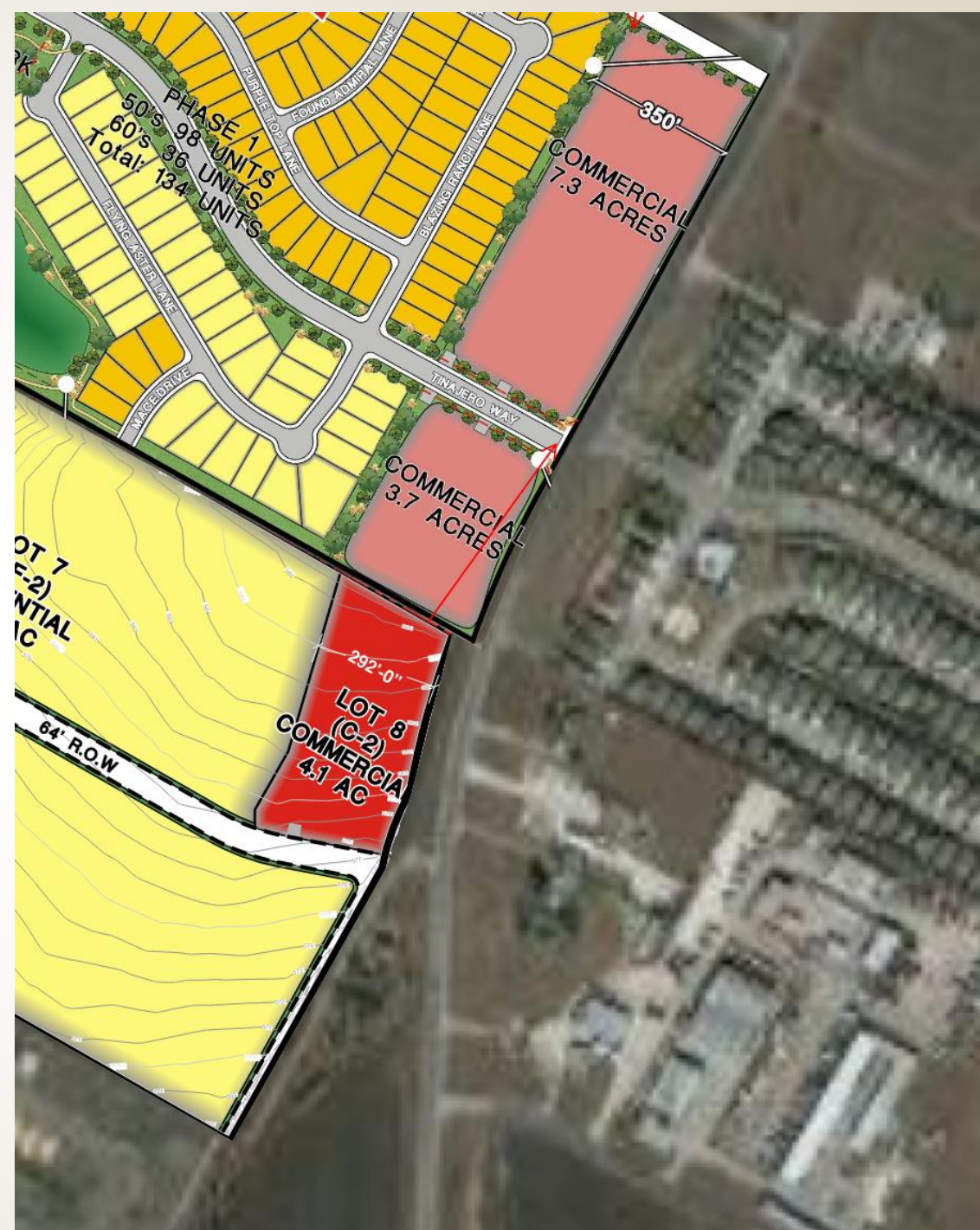
- Extend the Center Lane that ends at Tinajero Way past Suncrest
- Add a Right Hand Turn Lane into OKRA

# COMMERCIAL – C2

➤ 4.1 acres commercial

The following uses shall be prohibited within the C-2 area of the PUD:

- Amusement (outdoor)
- Automobile Repair (minor)
- Automobile Repair (major)
- Commercial Off-Street Parking
- Contractor's Shop
- Financial Services (alternative)
- Funeral Services
- Kennel
- Laundry Services
- Mini-Storage Warehouse
- Off-Site Accessory Parking
- Pawnshop
- Recreational Vehicle Sales and Rental
- Truck and Trailer Sales and Rental
- Veterinary Service, Large



# RESIDENTIAL – SF2



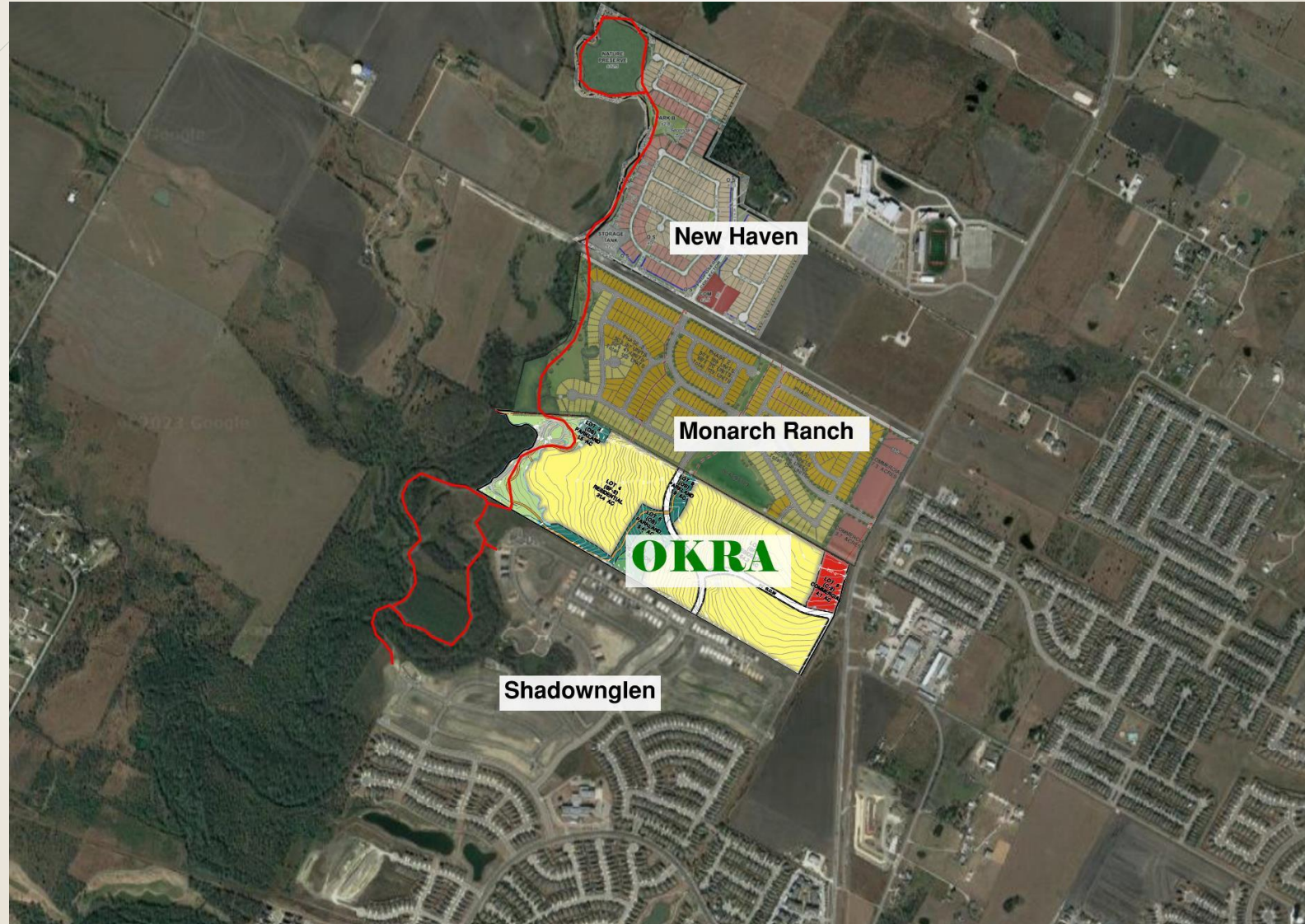
- Mixture of 60' and 50' lots
- Lot depth 120 ft
- ~300 homes

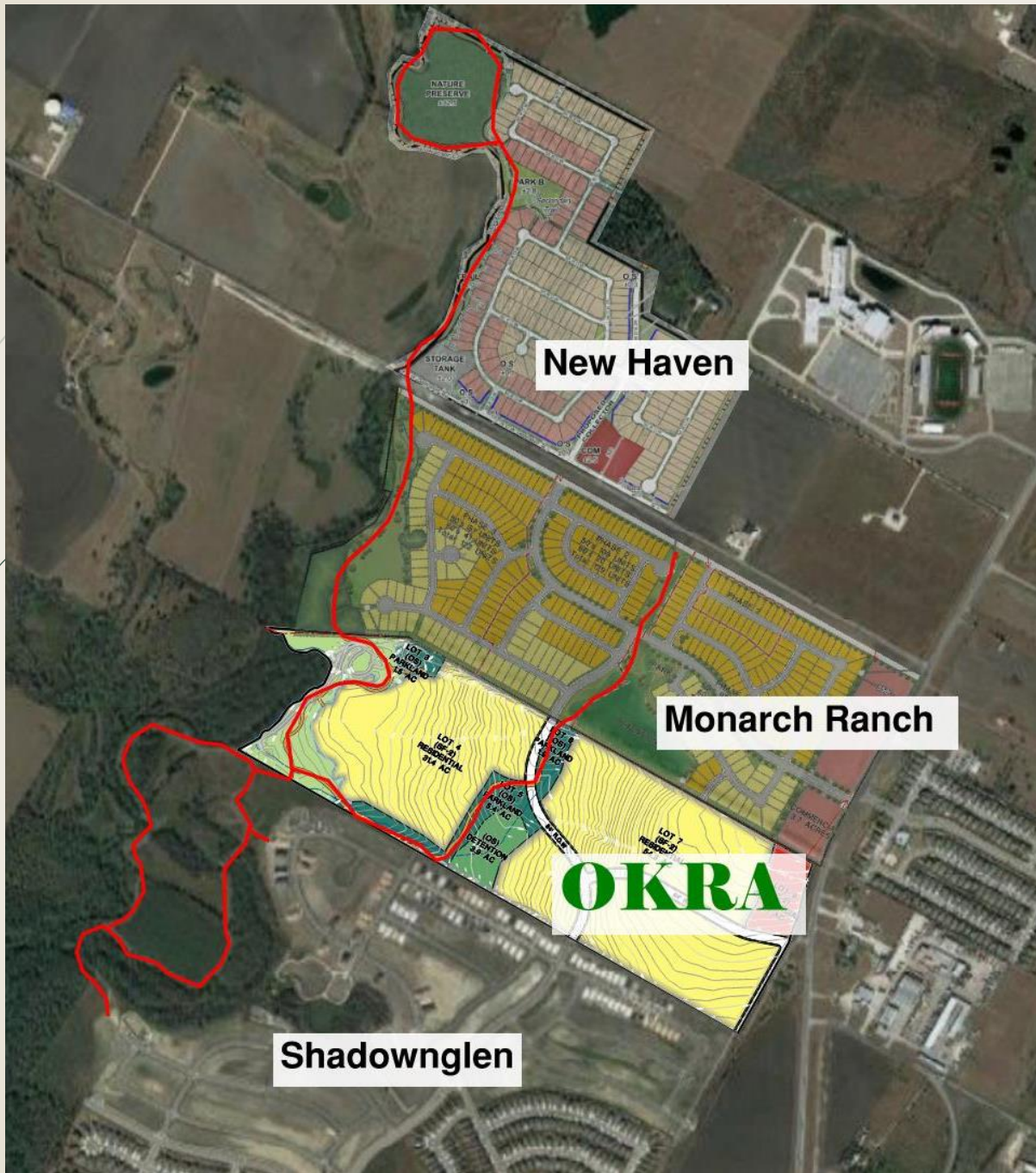
# PARKLAND- INTERNAL

- Connected to Monarch Ranch's public parkland land through trails and a crosswalk
- 8.8 acres
  - Detention is **not** included in the parkland calculation
- Amenities:
  - Two playgrounds
  - Parking
  - Dog park
  - Basketball court
  - Pavilion



# PARKLAND REGIONAL





- Regional Trail and Public Park on OKRA maintained by OKRA HOA



Questions?





# City of Manor

## Stormwater Utility Feasibility Study

April 19, 2023

# City's obligations for funding drainage system



- Compliance with water quality permit issued by TCEQ
- Preventative and proactive maintenance and repair of aging infrastructure
  - › Maintaining a safe environment for current residents and anticipated future development

# City's Current Stormwater Program

- Stormwater management performed by Streets Department and contracted engineering firm.
- Funded by general fund, through the Streets Department budget
- Performs services to fulfill obligations under NPDES Phase II MS4 permit issued by TCEQ, including public outreach, site inspections and permit reviews.
- Maintains drainage system infrastructure on City property and ROW, including storm sewers, roadside drainage and streets.

# Future Program- proposed enhancements

## *Short Term*

- Enhanced preventative and proactive maintenance, asset management
- Acquire CMMS to help improve operational efficiency
- Street sweeping program to meet MS4 requirements
- Stormwater Master Plan



## *Long Term*

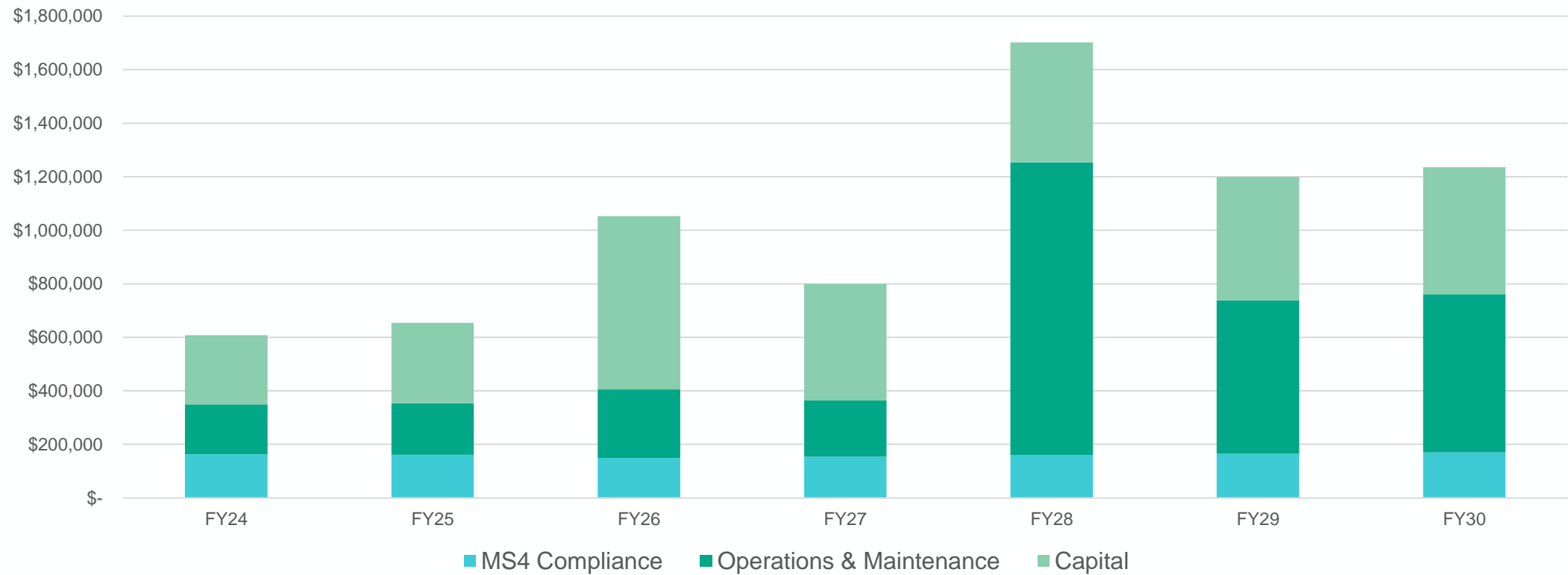
- City takes over responsibility of surface drainage, maintenance of all culverts and ditches (3 crew members and equipment (dump truck, gradall, vector trailer)
- Capital projects- street reprofiling to prevent flooding, other projects as identified in SWMP

To sufficiently fund a growing program, a fee is a more stable source of revenue than taxes/general fund.

# Fee Funded Program Components – Rate Comparison

FY24 Monthly Rate per ERU		\$2.00	\$3.00	\$6.50
FY24 Appx Revenue		\$210,289	\$315,433	\$683,439
<u>Fee Funded (Est)</u>				
Stormwater Master Plan	\$ 161,461	X	X	X
Support on Capital Planning	\$ 37,132	X	X	X
1 FTE: Inspector	\$ 80,734		X	X
Contracted MS4 Compliance	\$ 32,292			X
Maintenance	\$ 26,910		X	X
Storm Drain Medallions	\$ 6,458	X	X	X
System Mapping	\$ 16,146			X
Street Sweeper	\$ 106,090			X
1 FTE: Street Sweeper Operator	\$ 80,734			X
Maintenance and Repair- Small P	\$ 59,676			X
	\$ 607,634	\$ 205,051	\$ 312,696	\$ 607,634
		Needed from General Fund \$ 397,345	\$ 292,201	

# Stormwater Program Costs



	FY24	FY25	FY26	FY27	FY28	FY29	FY30
	\$ 3.00	\$ 4.00	\$ 5.00	\$ 6.00	\$ 7.50	\$ 8.00	\$ 8.00
<b>FY24 Appx Revenue</b>	<b>\$315,433</b>	<b>\$425,949</b>	<b>\$539,240</b>	<b>\$655,361</b>	<b>\$829,679</b>	<b>\$896,315</b>	<b>\$907,790</b>
Stormwater Master Plan	X						
Support on Capital Planning	X						
1 FTE: Inspector	X	X	X	X	X	X	X
Contracted MS4 Compliance			X	X	X	X	X
Maintenance	X	X	X	X	X	X	X
Storm Drain Medallions	X	X	X	X	X	X	X
System Mapping		X	X				
CMMS purchase and setup			X	X	X	X	X
Street Sweeper			X	X	X	X	X
1 FTE: Street Sweeper Operator			X	X	X	X	X
Maintenance and Repair- Small Projects		X	X	X	X	X	X
2 FTEs: Foreman and Crew Member				X	X	X	X
1 FTE: Add'l Crew Member				X	X	X	X
Dumping Fees for streets and Drainage Cleanup					X	X	X
XL3100 Used Gradall Truck					X	X	X
Fuel and Maintenance					X	X	X
Dump Truck						X	X
Vactor Trailer						X	X
Future Capital Projects							
<b>Needed from General Fund* (capital projects add'l)</b>	<b>\$ 292,201</b>	<b>\$ 9,765</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 513,801</b>	<b>\$ -</b>	<b>\$ -</b>

# Options

## Funding Approach

### Tax/General fund

- SW program competes for funding with other City priorities
- Historically insufficient to fully fund program

### Stormwater fee

- Can generate sufficient revenue to support envisioned program
- Tied to each property's impact on drainage system
- Used to generate revenue in many SW programs in Texas

### Combination

- Fee could be supplemented by tax/general fund
- Fee could be set lower, initially
- Portion of costs covered by fee could be gradually increased over time
- Some protection against competing priorities of general fund monies



## Level of Service

### Minimum:

Permit compliance

Proactive maintenance and capital planning



# Stormwater Utility Funding Approach

## **Sufficient and Stable Revenue**

Rates set to recover sufficient program funding; funds do not need to compete with other City priorities

## **Fairness in Revenue Recovery**

Fees for each ratepayer tied to their impact and stormwater program costs, similar to water and sewer.

## **Increasingly Common in TX**

Large and small communities across the State have developed, or are developing, stormwater utilities

# Stormwater fee rate structure



## Enabling legislation

*“The governing body of the municipality may charge a lot or tract of benefitted property for drainage service on any basis other than the value of the property, but the basis must be directly related to drainage and the terms of the levy, and any classification of the benefitted properties in the municipality must be **nondiscriminatory, equitable, and reasonable.**”*



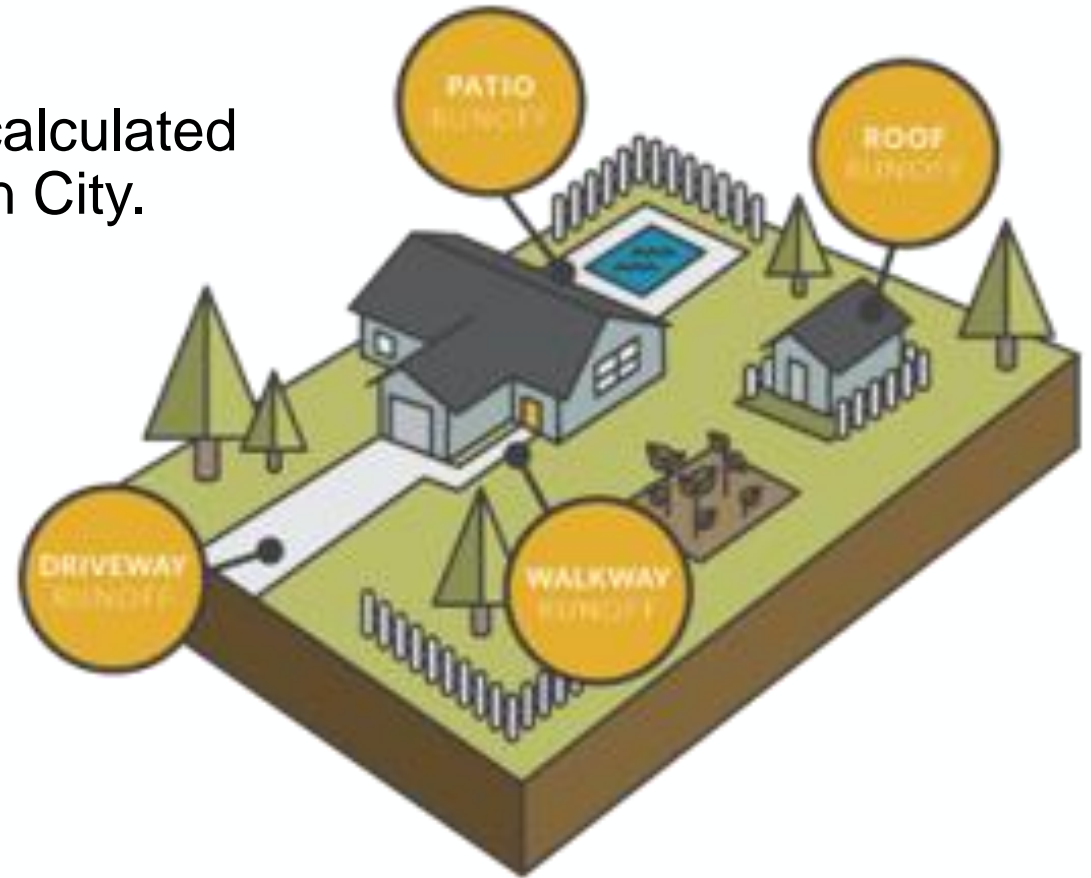
## Impervious area basis

- For Manor’s stormwater program, impervious area has been determined as the most **equitable** and **reasonable** basis for the charge.
- Impervious area from residential and non-residential properties results in the same impact to stormwater runoff.
- Difficult to differentiate between property classes based on program costs or average proportion of impervious area on properties
  - Some nonresidential properties have very low proportions of imperviousness
- No broadly applicable geographic distinctions in soil quality, etc.

# Stormwater Fee Background

**Impervious area:** Hard surfaces that impede the infiltration of stormwater runoff, such as concrete, pavement, structures, and compacted dirt and gravel.

**ERU:** The amount of impervious area on a typical residential property in Manor (2,730 sq ft). Value calculated by measuring random sample of SFR properties in City.



# Stormwater Fee Background

## Single Family Residential

- › Properties with a single residential structure
- › Simplified billing – flat rates or tiered rates.

## Non-Single Family Residential

- › All other properties
- › Billed based on measured impervious area (current values are estimates)

Class	Count of Parcels	ERUs	Percent ERUs
NSFR	863	5,375	55%
SFR	4,333	4,333	45%
SFR-F	1,340	-	
Total	6,536	9,708	

# Stormwater Rate Structure

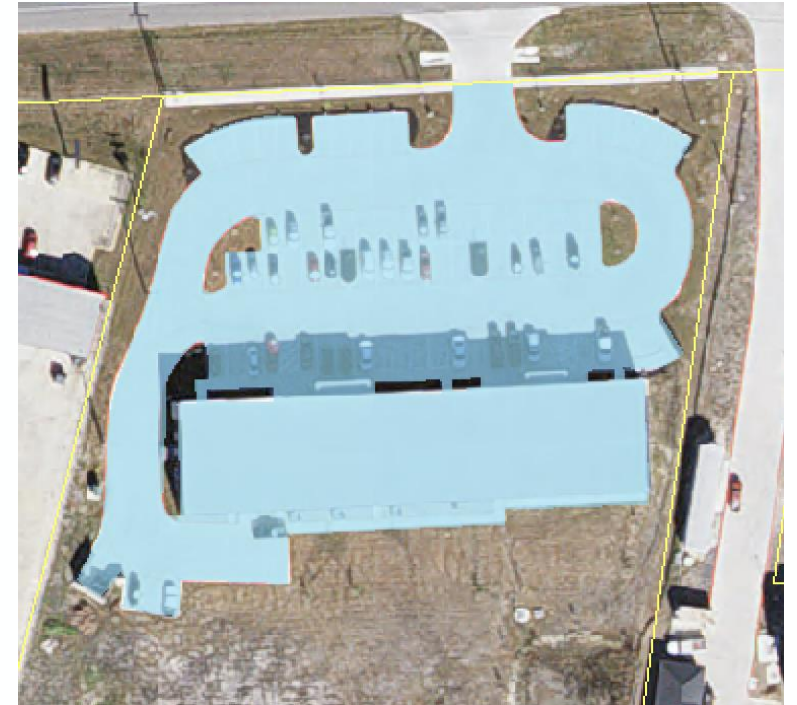


## Single Family Residential

- Each property charged a flat rate of 1 ERU (\$6.50\*)

## Non-Single Family Residential

- Charged \$6.50\* per ERU measured on the property.
- Charged a minimum of 1 ERU if they have greater than 400 sq ft impervious area
- Property's ERU rounded up to next whole number.

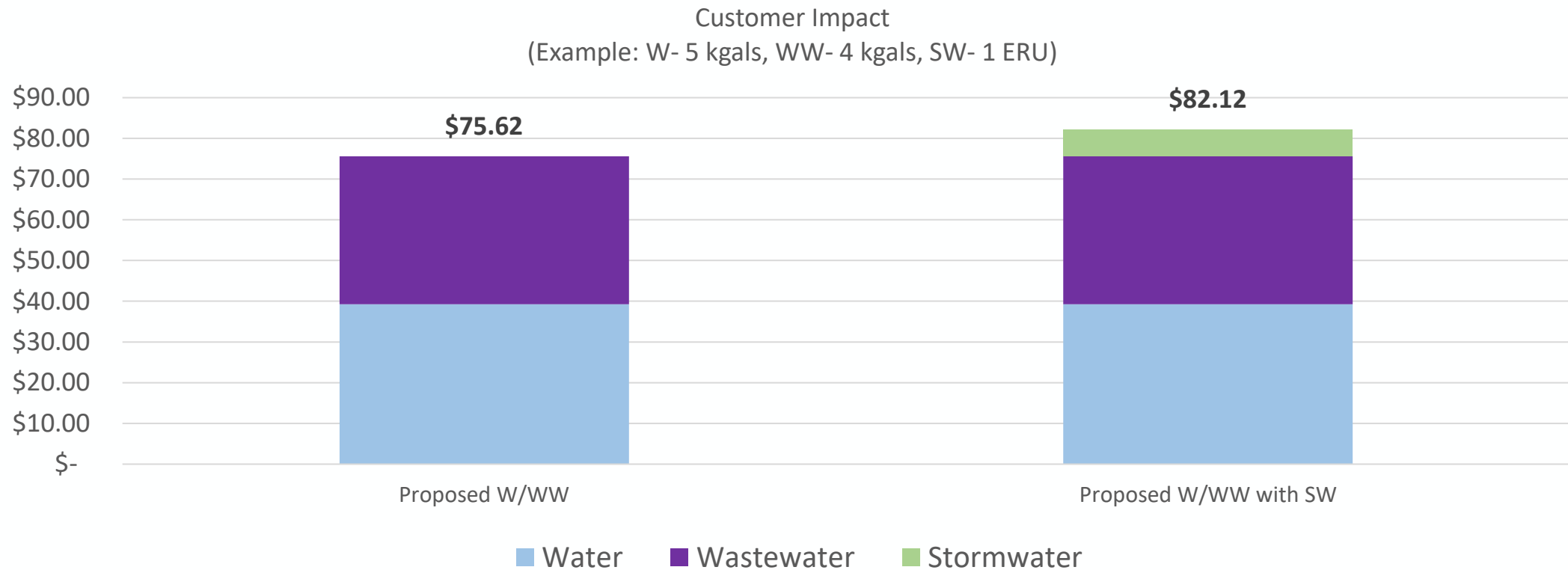


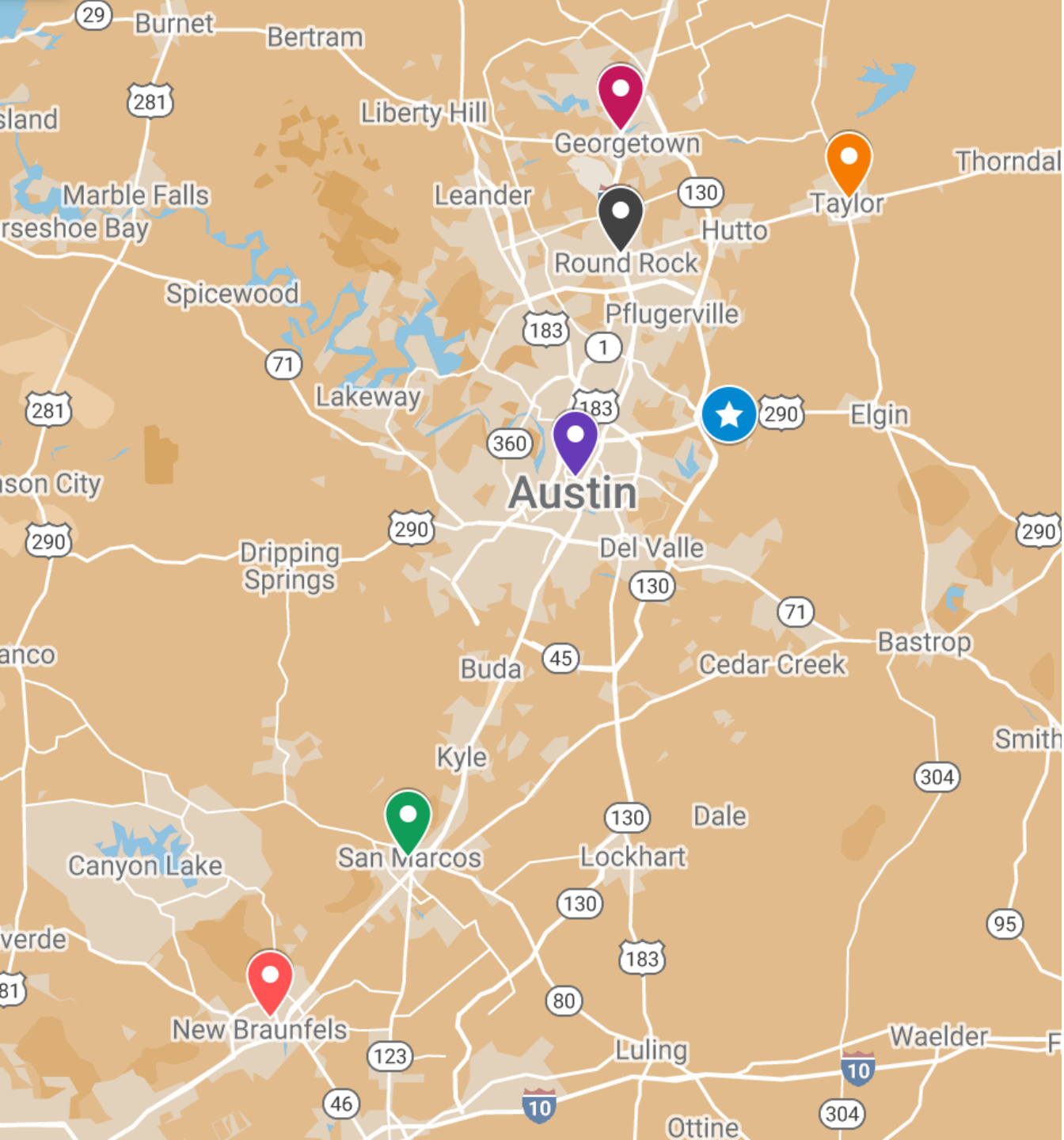
Example:

Impervious Area	ERUs	Fee
61,498 sq ft	23	\$149.50





\*Draft 2024 Rates from Feasibility Study

# Combined W/WW/SW Customer Impact





# Fee Comparison

Utility	Fee per ERU
 Manor	\$6.50
 Austin	\$9.80
 Taylor	\$3.00
 Round Rock	\$4.75
 San Marcos	\$14.90
 New Braunfels	\$4.59
 Georgetown	\$6.50