

PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(214) 450-2871

16801 Westgrove

MEMORANDUM

September 17, 1996

To: Ron Whitehead
City Manager

From: John R. Baumgartner, P.E. *JRB*
Director of Public Works

Re: Cooling Towers - Grand Kempinski

The Grand Kempinski approached the Town of Addison in January 1996 about reducing their sewer charges for water evaporated in their cooling towers. Staff delayed action on this request to evaluate the impact of all cooling towers on the sewer rates and to complete a comprehensive utility rate study in conjunction with the budget process. The Council is considering a utility rate ordinance, that will take effect in October, that provides for the averaging of the winter months water use to determine the sewer rate for buildings with roof mounted cooling towers.

Because of the length of time it took to complete our study and have the new policy adopted, staff is recommending that the Grand Kempinski be credited for the use of cooling tower water effective February 15, 1996, when we started monitoring their flow to the cooling tower.

Staff recommends the Council adopt a resolution authorizing the City Manager to credit the Grand Kempinski \$8,416.00 for water consumed by their cooling tower and not returned to the sewer system.

Attachments:

Grand Kempinski Letter dated January 17, 1996
Town of Addison Letter dated April 29, 1996
Grand Kempinski Billing Summary



CITY MANAGER'S DEPARTMENT

• (214) 450-7000 • FAX (214) 960-7684

Post Office Box 144 Addison, Texas 75001-0144

5300 Belt Line Road

April 29, 1996

Mr. Michael Spamer
Grand Kempinski Hotel
15201 Dallas Parkway
Dallas, Texas 75248

Re: Cooling Tower Sewer Rates - Cooling Towers

Dear Mr. Spamer :

Thank you for your inquiry regarding how the Town bills for sewer service when there is a consumptive use such as a cooling tower.

Our current rate structure provides for an individual or a business to meter their wastewater flow if they desire credit for consumptive uses connected to the sewer system. This meter would be installed and maintained by the account holder.

As I understand your request, the Grand Kempinski desires a credit toward their wastewater bill based on the water flow to the cooling tower. Because of the complexity of the issue regarding all consumptive uses, in Addison, we have hired a firm to evaluate our entire rate structure including consumptive uses. This study will take most of the summer to complete. Upon completion, we will have a recommendation regarding our sewer rate structure for the Council to consider. I hope this delay does not inconvenience you. However, I intend to recommend at that time to the City Council, that any favorable rate adjustment be retroactive to February 15, 1996, for your hotel since that was when we started monitoring your water flow to the cooling tower.

Please call me or John Baumgartner (450-2871) our Director of Public Works if we can provide you with additional information.

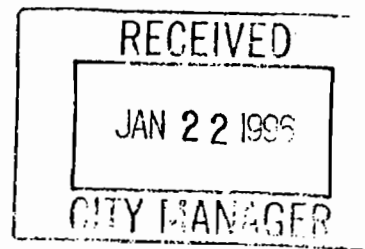
Sincerely,

Ron Whitehead
City Manager

cc: John Baumgartner
Mel Wolfe
Randy Moravec ✓



THE GRAND
Kempinski Dallas



COPY

January 17, 1996

Mr. Ron Whitehead, Manager
Town of Addison
P.O. Box 144
Addison, Texas 75001

re: Cooling Tower Sewage Charges

Dear Ron:

As I mentioned to you some time ago, I would like to ask the Town of Addison to eliminate the water usage charges from our cooling towers which are charged currently at sewage rates.

Presently the water usage from our cooling towers (1,200 tons capacity) is charged to the sewage rate as water being used and discharged to the sewer system. The consumption should be deducted from sewage consumption and charges.


Water supplied to the cooling tower is for make up use only in replacing water evaporated to the atmosphere, which does not go to the sewer discharge. Water supplied to the towers is metered by a "Carlson Meter" JSJ150, serial #1258770 at the cooling tower 16th floor roof and a remote digital meter at ground level north side of the hotel by the t.v. electric meters. Meters have been calibrated and certified for their accuracy. Meters are read on a daily basis and recorded for water consumption used.

In 1995 we used 3,859,972 gallons in the cooling tower in the current rate for sewage of 3.67/1,000 gallons, which comes to \$14,166.09 and is a significant cost for a service we are not using.

We are requesting that this meter (cooling tower) be read on a monthly basis when regular water meters are read and this consumption be deducted from sewage consumption.

Ron, please advise me as to how we can proceed on this issue further with the Town of Addison. Perhaps we could have lunch over this!? I believe it's been over 5 years since we had lunch here at The Grand Kempinski Dallas and I would love to have the opportunity to discuss this and other issues at a lunch. Please let me know.

Best regards,


Michael Spamer, CHA
Managing Director

cc: Rudy del Rosario
Mel Wolfe

DIVISION 5. RATES AND CHARGES

Sec. 18-76. Sewage rates.

The customer classifications, minimum bills, and consumption charges shall be as follows:

Minimum monthly bills shall be applied to all customers based upon customer classification and shall include an allowance for volume based upon water consumed as follows:

Customer Classification:	Minimum Monthly Bill	Volume Included (Gallons)
Single-Family Residential	\$ 10.10	2,000
Multifamily Residential	57.65	15,000
Municipal/Schools	76.00	20,000
Commercial Large (meter size greater than or equal to 2 inches)	138.15	37,000
Commercial Small (meter size less than 2 inches)	17.71	3,000
Industrial Large (meter size greater than or equal to 2 inches)	295.55	80,000
Industrial Small (meter size less than 2 inches)	13.75	3,000
Hotel/Motel	295.55	80,000

All volume which exceeds the amount allowed in the minimum bill will be charged at a rate of \$3.67 per 1,000 gallons of water consumed for all customer classifications. Single-family residential customers will not be charged for volume which exceeds 8,000 gallons of water consumed.

No sewage charges will be levied for separately metered water for air-conditioning or sprinkler units where none of the water is returned to the sewage system. In the event that a customer believes their business uses considerable quantities of water which are not returned to the sewage system, they may, at their expense, under the city's specifications, construct a sewage meter to determine the exact amount of sewage discharged. Sewage rates will be charged based upon the actual sewage flow rather than the water usage.

**WELLINGTON
CENTRE**

*John
F.Y.I*

July 15, 1997

Elaine Difiglia
Town of Addison-Finance
P.O. Box 699
Addison, Texas 75001

Re: Water billing at 14643 Dallas Parkway

Dear Elaine,

Rick Mirmohammadi, who works for me, gave me a copy of the attached worksheet you sent to him last week about the average billing program Addison has now implemented to compensate customers equitably for the evaporative loss (non sewer) of water from office building cooling towers.

Learning of this program was a big surprise to me because we have contacted Addison about this very issue on several occasions throughout the 11 years I have managed this building; thinking it was unfair to be assessed sewer charges on water that evaporates.

Since there has now been recognition on Addison's part that we are (and have) been overbilled for sewer, I request that our water bill be audited and a fair rebate be made for the period July 1986 to present and that our account receive any other such credits going forward.

Please call me at your convenience to discuss this matter.

Best Regards,


K. Brent Steward, CPM©

cc: Marble Enterprise Corp.

June 25, 1996


The following businesses have cooling towers which are connected to domestic water meters and are billed for sewer charges, except where indicated by an asterisk. Please refer to key on bottom of page.

Address	1995 Water Usages
*** 16415 Addison Road	1,627,700
16775 Addison Road	667,900
5100 Belt Line	1,889,400
3900 Brookhaven Club	8,216,400
14643 Dallas Parkway	3,541,410
*** 14651 Dallas Parkway	3,070,800
14841 Dallas Parkway	3,481,340
* 14901 Dallas Parkway	7,848,580
14951 Dallas Parkway	6,785,310
** 15201 Dallas Parkway	50,878,500
15301-03 Dallas Parkway	18,066,700
15851 Dallas Parkway	4,093,690
16001 Dallas Parkway	6,663,640
16251 Dallas Parkway	9,389,500
16475 Dallas Parkway	5,238,520
16479 Dallas Parkway	5,248,400
5055 Keller Springs	1,043,170
5057 Keller Springs	3,907,100
14800 Landmark	5,030,280
14875 Landmark	407,900
14900 Landmark	1,649,880
5050 Quorum	191,800
14850 Quorum	653,580
14881 Quorum	2,277,420
14901 Quorum	4,302,550
5080 Spectrum	18,076,000

* Cooling tower water is tapped off irrigation system so flow is commingled with irrigation.

** Records of daily cooling tower usage is included in report. Annual water use for the cooling tower is 4,209,972 gallons

*** Meter usage for cooling tower only.

Keith Thompson - Utilities Foreman 

dtva024s CCSUB 1.1.11 * Update Service Information *

06/26 08:51

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
000169	16415	ADDISON	RD		75248-2460

Start Dt	Fr	Book	SqNo	Alt	Rt 1	Alt	Rt 2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	3	234					1	B	0		21000	

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001 04	DOMESTIC
Jan	60500	47200	Pump:			
Feb	43300	39200	Main:			
Mar	39300	96000	Area:			
Apr	91900	87100	Pipe:			
May	91700	136900	Refuse Information	Assessor's Parcels		
Jun	188800	195900	Area:	001	00400000021000	
Jul	213300	215400	Sewer Information			
Aug	275500	289800	Area: C			
Sep	275700	264300	Main:			
Oct	146000	166900		Miscellaneous Information		
Nov	131900	83300	MiscA: C			
Dec	69800	19000	MiscB:			

1,627,700

meter usage is for cooling tower only.

Account Street No Prefix Street Name Suffix Apt Zip Code
 000192 16775 ADDISON RD 75248-1864

Start Dt Fr Book SqNo Alt Rt 1 Alt Rt 2 Dwell Seq Cl Rd Stand Water
 04/15/90 M 4 220 1 B 0 39000

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001 04	DOMESTIC
Jan	57400	59700	Pump:			
Feb	60600	52000	Main:			
Mar	54900	84600	Area:			
Apr	66800	49100	Pipe:			
May	56400	73000	Refuse Information Assessor's Parcels			
Jun	62100	49200	Area:	001	00100000015000	
Jul	49100	51700	Sewer Information			
Aug	49000	48200	Area: B			
Sep	47400	51200	Main:			
Oct	60900	52100	Miscellaneous Information			
Nov	53700	85300	MiscA: C			
Dec	49600	48000	MiscB:			

657,900

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
002616	5100	BELT LINE	RD	#1000	75240-7559

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
08/15/94	M	50	310							1	A				

Mode: #Lines:1

Water Consumption			Water Information	Reader Alert Information
Mon	Odd Year	Even year	Lat :	001 04 DOMESTIC
Jan	68400	94900	Pump:	
Feb	85400	84400	Main:	
Mar	65500	85500	Area:	
Apr	117700	117500	Pipe:	
May	128700	275600	Refuse Information	Assessor's Parcels
Jun	205200	274300	Area:	
Jul	249400		Sewer Information	
Aug	308200		Area: K	
Sep	289200	96000	Main:	
Oct	153300	294700	Miscellaneous Information	
Nov	122000	154400	MiscA: C	
Dec	86400	86600	MiscB:	

1,829,400

Account	Street No	Prefix	Street Name	Suffix	Apt	Zip Code
001579	3900		BROOKHAVEN CLUB	DR		75244-4020

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
05/15/90	M	2	75							1	A				355000

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001 04	DOMESTIC
Jan	539300	870800	Pump:			
Feb	613700	629000	Main:			
Mar	506600	662100	Area:			
Apr	535700	706800	Pipe:			
May	555500	547200	Refuse Information	Assessor's Parcels		
Jun	817500	473900	Area:			
Jul	577400	485600	Sewer Information			
Aug	650400	582300	Area: G2			
Sep	949200	555300	Main:			
Oct	797400	559200	Miscellaneous Information			
Nov	1002300	580600	MiscA: C			
Dec	671400	555300	MiscB:			

8,216,400

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
000754	14643	DALLAS	PKWY		75240-8803

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	50	1714							1	A				265000

Mode: #Lines:1

Water Consumption			Water Information	Reader Alert Information	
Mon	Odd Year	Even year	Lat :	001	02 FIRE METER
Jan	152430	247010	Pump:		
Feb	178220	170810	Main:		
Mar	134420	207600	Area:		
Apr	243730	236430	Pipe:		
May	224960	285700	Refuse Information	Assessor's Parcels	
Jun	345570	373310	Area:	001	02700000002000
Jul	396610	439730	Sewer Information		
Aug	472370	472090	Area: H		
Sep	528770	424860	Main:		
Oct	300280	277390		Miscellaneous Information	
Nov	318320	255470	MiscA: C		
Dec	245730	248580	MiscB:		

3,541,410

dtva024s CCSUB 1.1.11 * Update Service Information *

06/26 08:35

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
000769	14651	DALLAS	PKWY		75240-7477

Start Dt	Fr	Book	SqNo	Alt	Rt 1	Alt	Rt 2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	4	49A					1	A				71000

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001 01	IRRIGATION
Jan	46100	44600	Pump:			
Feb	74800	63200	Main:			
Mar	70700	418600	Area:			
Apr	170600	138000	Pipe:			
May	181900	461300	Refuse Information Assessor's Parcels			
Jun	328600	1417400	Area:	001	02700000006000	
Jul	480700	590600	Sewer Information			
Aug	643800	536600	Area:			
Sep	511800	424400	Main:			
Oct	266900	313200	Miscellaneous Information			
Nov	212600	158900	MiscA: C			
Dec	82300	70700	MiscB:			

3,070,800

Meter usage is for cooling tower only.

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
000798	14841	DALLAS	PKWY		75240-6730

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	C1	Rd	Stand	Water
04/15/90	M	50	1690							1	C	0			577000

Mode: #Lines:1

Water Consumption			Water Information	Reader Alert Information	
Mon	Odd Year	Even year	Lat :	001	02 FIRE METER
Jan	48330	266070	Pump:		
Feb	55360	405820	Main:		
Mar	0 W	409800	Area:		
Apr	150070	502890	Pipe:		
May	203090	620690	Refuse Information	Assessor's Parcels	
Jun	383340	172370	Area:	001	02500000015000
Jul	334330	434290	Sewer Information		
Aug	771170	372380	Area: H		
Sep	342740	312050	Main:		
Oct	318750	190100		Miscellaneous Information	
Nov	433510	134860	MiscA: C		
Dec	440650	48720	MiscB:		

3,481,340

dtva024s CCSUB 1.1.11 * Update Service Information *

06/25 09:34

Account	Street No	Prefix	Street Name	Suffix	Apt	Zip Code
001718	14901		DALLAS	PKWY		75240-7573

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
07/08/91	M	4	84							1	A				150000

Water Consumption			Water Information	Reader Alert Information	#Lines:2
Mon	Odd Year	Even year	Lat :	001 01	IRRIGATION
Jan	278560	466070	Pump:	002 06	SPECIAL METER
Feb	305000	449680	Main:		
Mar	182010	652840	Area:		
Apr	342780	796500	Pipe:		
May	310920	862450	Refuse Information	Assessor's Parcels	
Jun	734360	1129530	Area:	001	02500000003000
Jul	895490	948770	Sewer Information		
Aug	1192930	1117810	Area: H		
Sep	1247860	1156800	Main:		
Oct	944290	792220	Miscellaneous Information		
Nov	945410	404320	MiscA: C		
Dec	468970	473870	MiscB: FLAT RATE FOR MINIMAL SEWER		

7,848,580

Cooling tower is taped off irrigation system.

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
000803	14951	DALLAS	PKWY		75240-7534

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	C1	Rd	Stand	Water
04/15/90	M	50	1684							1	B	0			297000

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :	001 02 FIRE METER		

Jan	208750	331640
Feb	310350	361200
Mar	350000	365060
Apr	485140	414200
May	502550	505040
Jun	984980	535690
Jul	716320	557510
Aug	849860	587900
Sep	902270	562650
Oct	595190	446710
Nov	501400	343210
Dec	378500	244130

Pump:	
Main:	
Area:	
Pipe:	
Refuse Information	Assessor's Parcels
Area:	001 02500000013000
Sewer Information	
Area: H	
Main:	
Miscellaneous Information	
MiscA: C	
MiscB:	

6,785,310

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
000808	15201	DALLAS	PKWY		75248-4677

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	4	308							1	A				3890000

Mode: #Lines:1

	Water Consumption		Water Information	Reader Alert Information	
Mon	Odd Year	Even year	Lat :	001	04 DOMESTIC
Jan	3143090	4090280	Pump:		
Feb	4498250	4259940	Main:		
Mar	4012340	3991640	Area:		
Apr	3962480	4055810	Pipe:		
May	3794920	3934240	Refuse Information	Assessor's Parcels	
Jun	4317300	4181930	Area:	001	01500000007000
Jul	4042510	4348480	Sewer Information		
Aug	5400130	4995720	Area: E		
Sep	4669310	3954990	Main:		
Oct	4526720	4029430		Miscellaneous Information	
Nov	4805520	4866590	MiscA: C		
Dec	3705930	4109510	MiscB:		

50,878,500

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
000816	15301-03	DALLAS	PKWY		75248-4629

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	4	306							1	A				732000

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001	04 DOMESTIC
Jan	764500	858700	Pump:			
Feb	871300	880600	Main:			
Mar	917300	1465900	Area:			
Apr	1084500	1259700	Pipe:			
May	1235300	1549600	Refuse Information	Assessor's	Parcels	
Jun	1704700	859900	Area:	001	01500000004000	
Jul	2223300	2090500	Sewer Information			
Aug	2574800	2255300	Area: E			
Sep	2420500	2111300	Main:			
Oct	1584700	1568700	Miscellaneous Information			
Nov	1686700	1189800	MiscA: C			
Dec	999100	1041900	MiscB:			

18,066,700

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
000830	15851	DALLAS	PKWY		75248-3307

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	4	248							1	C	0			157000

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001	04 DOMESTIC
Jan	136600	434030	Pump:			
Feb	196370	452810	Main:			
Mar	176350	0 W	Area:			
Apr	229250	488320	Pipe:			
May	200840	592160	Refuse Information	Assessor's	Parcels	
Jun	312340	662720	Area:	001	01400000003000	
Jul	354470	464360	Sewer Information			
Aug	499170	441850	Area: C			
Sep	628220	394270	Main:			
Oct	507770	281560		Miscellaneous	Information	
Nov	496540	212470	MiscA: C			
Dec	356070	151520	MiscB:			

4,093,690

4,093,990

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
000843	16001	DALLAS	PKWY		75248-3311

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	C1	Rd	Stand	Water
04/15/90	M	4	242							1	B	0			327000

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001	04 DOMESTIC
Jan	275510	734980	Pump:			
Feb	296760	708230	Main:			
Mar	246680	1134760	Area:			
Apr	403040	864550	Pipe:			
May	359080	858190	Refuse Information	Assessor's Parcels		
Jun	726000	1396130	Area:	001	01400000002000	
Jul	731000	412060	Sewer Information			
Aug	535000	431980	Area: C			
Sep	931620	398680	Main:			
Oct	643810	431380	Miscellaneous Information			
Nov	944600	458930	MiscA: C			
Dec	570540	315540	MiscB:			

6,663,640

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
000856	16251	DALLAS	PKWY		75248-2603

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	4	232							1	C	0			272000

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001	04 DOMESTIC
Jan	268600	854500	Pump:			
Feb	285600	1075100	Main:			
Mar	224700	1101100	Area:			
Apr	545400	1115700	Pipe:			
May	650400	1323000	Refuse Information	Assessor's Parcels		
Jun	991500	1411100	Area:	001	00300000032000	
Jul	656500	676700	Sewer Information			
Aug	1384400	781200	Area: C			
Sep	1286400	495400	Main:			
Oct	1128600	385500	Miscellaneous Information			
Nov	1082800		0 W MiscA: C			
Dec	884600	244500	MiscB:			

9,389,500

Account	Street No	Prefix	Street Name	Suffix	Apt	Zip Code
000883	16475		DALLAS	PKWY		75248-2623

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	4	227							1	A				478000

Mode: #Lines:1

Water Consumption			Water Information	Reader Alert Information	
Mon	Odd Year	Even year	Lat :	001	04 DOMESTIC
Jan	226170	358900	Pump:		
Feb	431420	494980	Main:		
Mar	406420	327580	Area:		
Apr	456850	364480	Pipe:		
May	446080	488340	Refuse Information	Assessor's Parcels	
Jun	549280	670290	Area:	001	00200000005000
Jul	577340	632950	Sewer Information		
Aug	547760	703010	Area: C		
Sep	534100	650980	Main:		
Oct	412510	581460	Miscellaneous Information		
Nov	387010	486530	MiscA: C		
Dec	263580	295800	MiscB: TO BYPASS VALVE BEING ON		

5,238,520

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
000889	16479	DALLAS	PKWY		75248-2616

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	4	225							1	A				93000

Mode: #Lines:1

Water Consumption			Water Information	Reader Alert Information	
Mon	Odd Year	Even year	Lat :	001 04 DOMESTIC	
Jan	295200	1662700	Pump:		
Feb	360700	200300	Main:		
Mar	367900	186500	Area:		
Apr	417500	209600	Pipe:		
May	450300	310500	Refuse Information	Assessor's Parcels	
Jun	594400	367000	Area:	001	00200000016000
Jul	594000	621100	Sewer Information		
Aug	679800	680300	Area: C		
Sep	661900	569900	Main:		
Oct	360800	511600	Miscellaneous Information		
Nov	269100	426500	MiscA: C		
Dec	196400	344200	MiscB: MAJOR WATER USAGE		

5,248,400
000

Account	Street No	Prefix	Street Name	Suffix	Apt	Zip Code
001115	5055		KELLER SPRINGS	RD		75248-5997

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	4	239							1	C	0			1000

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001 04	DOMESTIC
Jan	77030	84750	Pump:			
Feb	103030	98350	Main:			
Mar	94270	84720	Area:			
Apr	94450	89850	Pipe:			
May	84670	71770	Refuse Information	Assessor's Parcels		
Jun	92440	65380	Area:	001	003000000030000	
Jul	74200	90060	W Sewer Information			
Aug	84470	90970	Area: C			
Sep	79650	93850	Main:			
Oct	84680	95370	Miscellaneous Information			
Nov	101150	103200	MiscA: C			
Dec	73130	87760	MiscB:			

1,043,170

Account	Street No	Prefix	Street Name	Suffix	Apt	Zip Code
001120	5057		KELLER SPRINGS	RD		75248-5908

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	4	236							1	E	0			84000

Mode: #Lines:1

	Water Consumption		Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001 04	DOMESTIC
Jan	170700	523500	Pump:			
Feb	235100	281100	Main:			
Mar	280000	241800	Area:			
Apr	229500	251900	Pipe:			
May	230800	540000	Refuse Information	Assessor's Parcels		
Jun	369100	354400	Area:	001	00300000031000	
Jul	349800	362300	W Sewer Information			
Aug	574800	358900	Area: C			
Sep	401600	340300	Main:			
Oct	321200	328500		Miscellaneous Information		
Nov	451800	243200	MiscA: C			
Dec	292700	189500	MiscB:			

3,907,100

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
001133	14800	LANDMARK	BLVD		75240-7575

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	4	58							1	A				191000

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001 04	DOMESTIC
Jan	175390	208560	Pump:			
Feb	246610	192030	Main:			
Mar	210820	235410	Area:			
Apr	193470	348510	Pipe:			
May	248090	418620	Refuse Information	Assessor's Parcels		
Jun	482220	392400	Area:	001	0250000002	1000
Jul	522530	650360	Sewer Information			
Aug	662920	1261260	Area: H			
Sep	735340	697780	Main:			
Oct	539810	554200		Miscellaneous Information		
Nov	625990	269910	MiscA: C			
Dec	387090	208430	MiscB:			

5,030,280

Count Street No Prefix Street Name Suffix Apt Zip Code
 1138 14875 LANDMARK BLVD 75240-6712

Start Dt Fr Book SqNo Alt Rt 1 Alt Rt 2 Dwell Seq Cl Rd Stand Water
 1/15/90 M 4 49 1 B 0 39000

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
on	Odd Year	Even year	Lat :			
an	30500	36500	Pump:			
eb	39800	41400	Main:			
ur	30200	34700	Area:			
or	33400	42200	Pipe:			
ty	29500	38400	Refuse Information	Assessor's	Parcels	
in	32800	35700	Area:	001	0250000002300	
il	31300	33800	Sewer Information			
ig	51100	35800	Area: H			
ep	30200	35100	Main:			
st	35000	34300				
ov	36300	41300				
ec	27800	37000				

Miscellaneous Information

MiscA: C
 MiscB: TO MAJOR LEAK MGMT DIDN'T FIX PER KEITH

407,900

1-15-1995 4:57AM

FROM

P. 3

ACCOUNT STREET NO CITY STATE SUITE NAME
001239 5050 QUORUM

SUFFIX Apt ZIP CSE
DR 75240-7564

Start Dt Fr Book SqNo Alt Rt 1 Alt Rt 2 Dwell Seq Cl Rd Stand Water
04/15/90 M 50 1698 1 A 5000

Mode: #Lines:1

Water Consumption			Water Information	Reader Alert Information
Mon	Odd Year	Even year	Lat :	001 04 DOMESTIC
Jan	7490	9600	Pump:	
Feb	8490	10210	Main:	
Mar	7000	10650	Area:	
Apr	8790	24100	Pipe:	
May	13310	9200	Refuse Information	Assessor's Parcels
Jun	15560	29670	Area:	001 02500000014000
Jul	27040	25330	Sewer Information	
Aug	17180	23000	Area: H	
Sep	19400	21680	Main:	
Oct	34230	18550	Miscellaneous Information	
Nov	22850	20940	MiscA: C	
Dec	10460	6110	MiscB:	

191,800

Account	Street No	Prefix	Street Name	Suffix	Apt	Zip Code
001251	14850		QUORUM	DR		75240-7531

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	4	81							1	C				59000

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001	04 DOMESTIC
Jan	37290	64730	Pump:			
Feb	57940	77680	Main:			
Mar	47320	77700	Area:			
Apr	51160	82870	Pipe:			
May	45060	54060	Refuse Information	Assessor's	Parcels	
Jun	53050	57010	Area:	001	02500000007000	
Jul	70840	54280	Sewer Information			
Aug	54160	67040	Area: H			
Sep	46820	67920	Main:			
Oct	55870	51570		Miscellaneous	Information	
Nov	71820	54100	MiscA: C			
Dec	62250	44370	MiscB:			

653,580

Account	Street No	Prefix	Street Name	Suffix	Apt	Zip Code
001254	14881		QUORUM	DR		75240-6715

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	C1	Rd	Stand	Water
04/15/90	M	4	75							1	B				0

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001	04 DOMESTIC
Jan	98040	81670	Pump:			
Feb	133860	166820	Main:			
Mar	119190	159680	Area:			
Apr	159740	189430	Pipe:			
May	156960	319320	Refuse Information	Assessor's Parcels		
Jun	249650	305630	Area:	001	02500000012000	
Jul	273780	335290	Sewer Information			
Aug	334490	349870	Area: H			
Sep	290450	379820	Main:			
Oct	220670	318120	Miscellaneous Information			
Nov	196310	182150	MiscA: C			
Dec	44280 W	135820	MiscB:			

2,277,420

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
001256	14901	QUORUM	DR		75240-7521

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	C1	Rd	Stand	Water
04/15/90	M	4	73							1	B	0			317000

Mode: #Lines:1

Water Consumption			Water Information		Reader Alert Information	
Mon	Odd Year	Even year	Lat :		001 04	DOMESTIC
Jan	223270	371890	Pump:			
Feb	296670	488590	Main:			
Mar	250040	415390	Area:			
Apr	309510	496140	Pipe:			
May	325270	524620	Refuse Information	Assessor's Parcels		
Jun	480680	441180	Area:	001	02500000008000	
Jul	505770	520750	Sewer Information			
Aug	593600	580550	Area: H			
Sep	555770	524960	Main:			
Oct	455980	425940	Miscellaneous Information			
Nov	13150 W	366820	MiscA: C			
Dec	292840	303480	MiscB:			

4,302,550

Account	Street No	Prefix	Street Name	Suffix	Apt	Zip Code
001402	5080		SPECTRUM	DR		75248-4621

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	6	3							1	A				1297000

Mode: #Lines:1

Mon	Water Consumption		Water Information		Reader Alert Information	
	Odd Year	Even year	Lat :		001 04	DOMESTIC
Jan	982000	853000	Pump:			
Feb	1070000	888000	Main:			
Mar	1236000	1022000	Area:			
Apr	1159000	1332000	Pipe:			
May	1224000	1543000	Refuse Information	Assessor's	Parcels	
Jun	1814000	2015000	Area:	001	01500000009000	
Jul	2037000	2026000	Sewer Information			
Aug	2547000	2292000	Area: E			
Sep	1445000	2183000	Main:			
Oct	1684000	1466000	Miscellaneous Information			
Nov	1859000	1256000	MiscA: C			
Dec	1019000	944000	MiscB:			

18,076,000

COOLING TOWERS

17 ground units, 15 domestic feed, & 2 irrigation feed - Princeton, Addison Tower

14800 Landmark is on garage, as is the Addison Tower

7 roof units, 6 domestic feed, & 1 irrigation feed - Marriott (\$50.00/mo. Sewer charge)

Unknown - 6 - Graymark, Atrium at Bent Tree, 14850 Quorum, 14875 Landmark, 14900 Landmark, 5100 Belt Line (Bed Bath & Beyond). *LANDMARK PLAZA*

Roof units -

5080 Spectrum - Spectrum Center - 1, 4 cell Marley

5050 Quorum - Texas Commerce - 1, 2 cell

14841 Dallas Parkway - Aberdeen - 1, 4 cell

14643 Dallas Parkway - Wellington - 1, 2 cell

14881 Quorum - Belvedere - 1, 2 cell

15201 Dallas Parkway - Grand Kempinski - 1, 4 cell (?) Kempinski has deduct meter.

Ground units -

16475, 16479 Dallas Parkway - Bent Tree Towers - 1 each (2)

16251 Dallas Parkway - Mary Kay - 3 (below ground level)

5055 - 57 Keller Springs - Liberty Plaza - 1 (2 cell below ground level)

16001 Dallas Parkway - MBNA - 1, 2 cell

15851 Dallas Parkway - Madison - 1, 2 cell

15301 Dallas Parkway - Colonnade - 1, 4 cell

14951 Dallas Parkway - Carter/Crowley - 1, 2 cell

14901 Quorum - 1, 2 cell *Quorum PLAZA*

14800 Landmark - 1, 1 cell *"The Landmark"*

3900 Brookhaven Club Drive - 3, 1 cell *Green Haven Village APTS (211 units)*

The Grand Kempinski

COOLING TOWER WATER CONSUMPTION 9%

JAN 95

DATE	CONSUMPTION	DATE	CONSUMPTION	REMARKS
1	7600	26	6100	
2	1400	27	8500	
3	1700	28	7790	
4	2200	29	12900	
5	700	30	5600	
6	2300	31	3300	
7	4400			
8	6100	TOTAL	199,490.00	
9	9600			
10	7000			
11	9600			
12	12700			
13	12900			
14	5700			
15	7300			
16	8300			
17	9800			
18	8600			
19	6300			
20	6700			
21	10200			
22	7100			
23	4300			
24	5300			
25	4600			

COOLING TOWER WATER CONSUMPTION

FEB 1995

DATE	CONSUMPTION	DATE	CONSUMPTION	REMARKS
1	10,000	26	10100	
2	8400	27	9400	
3	9900	28	8800	
4	8800	29		
5	8600	30		
6	8800	31		
7	5600			
8	5500	TOTAL	230,300.	
9	6300			
10	6100			
11	7400			
12	6500			
13	5800			
14	3300 -			
15	5600			
16	5800			
17	3400			
18	2700			
19	9200			
20	7000			
21	9700			
22	10400			
23	10200			
24	15200			
25	15400			

COOLING TOWER WATER CONSUMPTION

MARCH 1995 7348

DATE	CONSUMPTION	DATE	CONSUMPTION	REMARKS
1	6100	26	17600	
2	4500	27	16200	
3	6300	28	11900	
4	4400	29	11500	
5	5100	30	11500	
6	8600	31	11100	
7	6700			
8	6700	TOTAL	353,800.00	
9	7600 -			
10	8700			
11	8700 -			
12	11900			
13	11900			
14	9500			
15	9300			
16	10500			
17	11600			
18	16800			
19	15200			
20	13700			
21	14300			
22	17300			
23	20500			
24	19900			
25	18100			

COOLING TOWER WATER CONSUMPTION

APRIL 1995

DATE	CONSUMPTION	DATE	CONSUMPTION	REMARKS
1	11100	26	10600	
2	11700	27	11900	
3	11100	28	16300	
4	8500	29	14500	
5	8200	30	19400	
6	5500	31		
7	16200			
8	13600	TOTAL	364,100.00	
9	20800			
10	15000			
11	10500			
12	9900			
13	11300			
14	12100			
15	11900			
16	17000			
17	14000			
18	15600			
19	13600			
20	10700			
21	11600			
22	13800			
23	13900			
24	8000			
25	8300			

COOLING TOWER WATER CONSUMPTION

MAY 1995

DATE	CONSUMPTION	DATE	CONSUMPTION	REMARKS
1	15800	26	19000	
2	10500	27	20800	
3	11100	28	25600	
4	8500	29	21700	
5	13300	30	17500	
6	23300	31	17100	
7	26800			
8	15300	TOTAL	570,400.00	
9	14500			
10	15800			
11	15000			
12	14200			
13	18900			
14	28000			
15	25500			
16	25200			
17	21200			
18	29200			
19	12900			
20	16500			
21	16400			
22	15400			
23	19300			
24	23500			
25	21600			

COOLING TOWER WATER CONSUMPTION

550141

JUNE 1995

DATE	CONSUMPTION	DATE	CONSUMPTION	REMARKS
1	18800	26	24500	
2	20500	27	26700	
3	34300	28	22100	
4	33200	29	27300	
5	31400	30	31500	
6	38300	31		
7	13000			
8	8 Tower SHUT DOWN.			
9	—	"		
10		"		TOTAL 406,700.00
11		"		
12		"		
13		"		
14		"		
15		"		
16		"		
17		"		
18		"		
19		"		
20	—			
21	—			
22	—			
23	26300			
24	29100			
25	29000			

COOLING TOWER WATER CONSUMPTION

July 1995

DATE	CONSUMPTION	DATE	CONSUMPTION	REMARKS
1	23600	26		
2	25500	27		
3	25300	28		
4	2	29		
5	24000	30		
6	23700	31		
7	27800			
8	34900			
9	36300			
10	39500			
11	21300			
12	—			
13	—			
14	METER			
15	NOT		TOTAL 281,902.00	
16	WORKING			
17				
18				
19				
20				
21				
22				
23				
24				
25				

COOLING TOWER WATER CONSUMPTION

AUG 95

DATE	CONSUMPTION	DATE	CONSUMPTION	REMARKS
1		26		
2		27		
3		28		
4		29		
5		30		
6		31		
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

NO METER
BEING REPAIRED

COOLING TOWER WATER CONSUMPTION

SEPT 95

DATE	CONSUMPTION	DATE	CONSUMPTION	REMARKS
1		26	00172700	
2		27	00179600	
3		28	00189200	
4		29	00201200	
5		30	00227200	
6		31		
7	0006300			
8	00013000			
9	800	TOTAL	328,580.	
10	900			
11	7900			
12	10800			
13	17100			
14	9500			
15	10100			
16	12400			
17	13100			
18	10100			
19	10600			
20	00140200			
21	00148200			
22	00152300			
23	00156500			
24	00161900			
25	00168800			

COOLING TOWER WATER CONSUMPTION

OCT 1995

00227200

DATE	CONSUMPTION	DATE	CONSUMPTION	REMARKS
1	60257 30800	26	15100	
2	24000	27	19900	
3	20900	28	21900	
4	17400	29	15800	
5	19200	30	15900	
6	15800	31	9200	
7	15600			
8	15300	TOTAL	575,400.00	
9	18700			
10	19200			
11	22200			
12	23400			
13	22300			
14	23100			
15	16700			
16	19600			
17	16300			
18	20300			
19	21600			
20	21300			
21	14400-			
22	16800			
23	18900			
24	12300			
25	12600			

COOLING TOWER WATER CONSUMPTION

Nov 95

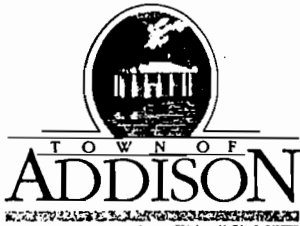
007976

DATE	CONSUMPTION	DATE	CONSUMPTION	REMARKS
1	13900	26	11900	
2	8800	27	6300	
3	9700	28	6300	
4	9000	29	5400	
5	9800	30	7500	
6	8600	31		
7	11300			
8	11800	TOTAL	302,300.00	
9	6800			
10	8800			
11	11500			
12	11500			
13	11100			
14	8500			
15	9000			
16	16500			
17	16500			
18	10500			
19	13800			
20	14900			
21	12000			
22	11200			
23	11000			
24	9600			
25	10800			

COOLING TOWER WATER CONSUMPTION

DEC 95 011264

DATE	CONSUMPTION	DATE	CONSUMPTION	REMARKS
1	9900	26	3000	
2	15200	27	1700 *	
3	17200	28	4600	
4	13300	29	2700	
5	10500	30	4700	
6	16700	31	6000	
7	8700			
8	8100	TOTAL	229,000.00 *	
9	6800		18,000.	
10	5600		247,000	
11	6300			
12	4400	Jan	199,490	
13	13200	Feb	230,300	
14	17200	March	353,800	
15	16100	April	364,100	
16	14500	May	570,400	
17	9500	June	406,700	
18	9700	July	281,902	
19	4500	Aug.	EST 350,000	
20	4700	Sept.	328,580	
21	4800	Oct.	575,400	
22	3700	Nov	302,300	
23	4100	Dec.	247,000	
24	900			
25	5300	total	4,209,972	



CITY MANAGER'S DEPARTMENT

• (214) 450-7000 • FAX (214) 960-7684

Post Office Box 144 Addison, Texas 75001-0144

5300 Belt Line Road

April 29, 1996

Mr. Michael Spamer
Grand Kempinski Hotel
15201 Dallas Parkway
Dallas, Texas 75248

Re: Cooling Tower Sewer Rates - Cooling Towers

Dear Mr. Spamer :

Thank you for your inquiry regarding how the Town bills for sewer service when there is a consumptive use such as a cooling tower.

Our current rate structure provides for an individual or a business to meter their wastewater flow if they desire credit for consumptive uses connected to the sewer system. This meter would be installed and maintained by the account holder.

As I understand your request, the Grand Kempinski desires a credit toward their wastewater bill based on the water flow to the cooling tower. Because of the complexity of the issue regarding all consumptive uses, in Addison, we have hired a firm to evaluate our entire rate structure including consumptive uses. This study will take most of the summer to complete. Upon completion, we will have a recommendation regarding our sewer rate structure for the Council to consider. I hope this delay does not inconvenience you. However, I intend to recommend at that time to the City Council, that any favorable rate adjustment be retroactive to February 15, 1996, for your hotel since that was when we started monitoring your water flow to the cooling tower.

Please call me or John Baumgartner (450-2871) our Director of Public Works if we can provide you with additional information.

Sincerely,

Ron Whitehead
City Manager

cc: John Baumgartner
Mel Wolfe
Randy Moravec ✓

DIVISION 5. RATES AND CHARGES

Sec. 18-76. Sewage rates.

The customer classifications, minimum bills, and consumption charges shall be as follows:

Minimum monthly bills shall be applied to all customers based upon customer classification and shall include an allowance for volume based upon water consumed as follows:

Customer Classification:	Minimum Monthly Bill	Volume Included (Gallons)
Single-Family Residential	\$ 10.10	2,000
Multifamily Residential	57.65	15,000
Municipal/Schools	76.00	20,000
Commercial Large (meter size greater than or equal to 2 inches)	138.15	37,000
Commercial Small (meter size less than 2 inches)	17.71	3,000
Industrial Large (meter size greater than or equal to 2 inches)	295.55	80,000
Industrial Small (meter size less than 2 inches)	13.75	3,000
Hotel/Motel	295.55	80,000

All volume which exceeds the amount allowed in the minimum bill will be charged at a rate of \$3.67 per 1,000 gallons of water consumed for all customer classifications. Single-family residential customers will not be charged for volume which exceeds 8,000 gallons of water consumed.

No sewage charges will be levied for separately metered water for air-conditioning or sprinkler units where none of the water is returned to the sewage system. In the event that a customer believes their business uses considerable quantities of water which are not returned to the sewage system, they may, at their expense, under the city's specifications, construct a sewage meter to determine the exact amount of sewage discharged. Sewage rates will be charged based upon the actual sewage flow rather than the water usage.

DIVISION 5. RATES AND CHARGES

Sec. 18-76. Sewage rates.

The customer classifications, minimum bills, and consumption charges shall be as follows:

Minimum monthly bills shall be applied to all customers based upon customer classification and shall include an allowance for volume based upon water consumed as follows:

Customer Classification:	Minimum Monthly Bill	Volume Included (Gallons)
Single-Family Residential	\$ 10.10	2,000
Multifamily Residential	57.65	15,000
Municipal/Schools	76.00	20,000
Commercial Large (meter size greater than or equal to 2 inches)	138.15	37,000
Commercial Small (meter size less than 2 inches)	17.71	3,000
Industrial Large (meter size greater than or equal to 2 inches)	295.55	80,000
Industrial Small (meter size less than 2 inches)	13.75	3,000
Hotel/Motel	295.55	80,000

All volume which exceeds the amount allowed in the minimum bill will be charged at a rate of \$3.67 per 1,000 gallons of water consumed for all customer classifications. Single-family residential customers will not be charged for volume which exceeds 8,000 gallons of water consumed.

No sewage charges will be levied for separately metered water for air-conditioning or sprinkler units where none of the water is returned to the sewage system. In the event that a customer believes their business uses considerable quantities of water which are not returned to the sewage system, they may, at their expense, under the city's specifications, construct a sewage meter to determine the exact amount of sewage discharged. Sewage rates will be charged based upon the actual sewage flow rather than the water usage.

DIVISION 5. RATES AND CHARGES

Page 2

On office buildings constructed prior to 1996 with cooling towers located on the roof, the building owner may install a deduct meter (acceptable to the city) to meter water flowing to the cooling tower. This meter shall be calibrated annually by a certified meter technician, a copy of the calibration report shall be sent to the Addison Public Works Department. In addition, the meter shall be set up to read remotely from the ground by the Addison Public Works Department. All cost associated with the annual testing and retrofitting of existing facilities shall be paid by the building owner.

Sewer charges will be levied on the actual water flow minus 75% of the submeter flow. The building owner is expected to keep the cooling towers in good repair and condition, and will minimize any bypass or overflow. If the system is not maintained, the Public Works Director is authorized to end the reduced sewer charge.

(Ord. No. 621, § 1, 9-23-80; Ord. No. 813, § 1, 7-13-82; Ord. No. 083-063, § 1, 10-11-83; Ord. No. 087-57, § 1, 9-22-87; Ord. No. 088-050, § 1, 11-8-88; Ord. No. 093-024, § 1, 4-13-93; Ord. No. 093-056, § 1, 9-28-93)

(b) The property owner shall be responsible for the maintenance of the service line from the structure to the property line. (Ord. No. 489, § 2, 4-10-79)

Sec. 18-70. Same—Separate connections.

Each house or building within the city shall be served by a separate and independent sanitary sewer connection. (Ord. No. 489, § 2, 4-10-79)

Secs. 18-71—18-75. Reserved.

DIVISION 5. RATES AND CHARGES

Sec. 18-76. Sewage rates.

The customer classifications, minimum bills, and consumption charges shall be as follows:

Minimum monthly bills shall be applied to all customers based upon customer classification and shall include an allowance for volume based upon water consumed as follows:

<i>Customer Classification:</i>	<i>Minimum Monthly Bill</i>	<i>Volume Included (Gallons)</i>
Single-Family Residential	\$ 10.10	2,000
Multifamily Residential	57.65	15,000
Municipal/Schools	76.00	20,000
Commercial Large (meter size greater than or equal to 2 inches)	138.15	37,000
Commercial Small (meter size less than 2 inches)	17.71	3,000
Industrial Large (meter size greater than or equal to 2 inches)	295.55	80,000
Industrial Small (meter size less than 2 inches)	13.75	3,000
Hotel/Motel	295.55	80,000

All volume which exceeds the amount allowed in the minimum bill will be charged at a rate of \$3.67 per 1,000 gallons of water consumed for all customer classifications. Single-family residential customers will not be charged for volume which exceeds 8,000 gallons of water consumed.

No sewage charges will be levied for separately metered water for air-conditioning or sprinkler units where none of the water is returned to the sewage system. In the event that a customer believes their business uses considerable quantities of water which are not returned to the sewage system, they may, at their expense, under the city's specifications, construct a sewage meter to determine the exact amount of sewage discharged. Sewage rates will be charged based upon the actual sewage flow rather than the water usage.

(Ord. No. 621, § 1, 9-23-80; Ord. No. 813, § 1, 7-13-82; Ord. No. 083-063, § 1, 10-11-83; Ord. No. 087-57, § 1, 9-22-87; Ord. No. 088-050, § 1, 11-8-88; Ord. No. 093-024, § 1, 4-13-93; Ord. No. 093-056, § 1, 9-28-93)

Sec. 18-77. Water rates.

The customer classifications, minimum bills, and consumption charges shall be as follows:

<i>Customer Classification:</i>	<i>Minimum Monthly Bill</i>	<i>Volume Included (Gallons)</i>
Single-Family Residential	\$ 7.35	2,000
Multifamily Residential	44.35	15,000
Municipal/Schools	58.40	20,000
Commercial Large (meter size greater than or equal to two inches)	107.35	37,000
Commercial Small (meter size less than two inches)	10.40	3,000
Industrial Large (meter size greater than or equal to two inches)	235.95	80,000
Industrial Small (meter size less than two inches)	9.50	3,000
Hotel/Motel	235.55	80,000

dtYa024s CCSUB 1.1.11 * Update Service Information *

04/04 13:55

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
000808	15201	DALLAS	PKWY		75248-4677

Start Dt	Fr	Book	SqNo	Alt	Rt	1	Alt	Rt	2	Dwell	Seq	Cl	Rd	Stand	Water
04/15/90	M	4	308							1	A				3890000

	Water Consumption		Water Information		Mode:	#Lines:1
	Odd Year	Even year	Lat :		001 04	DOMESTIC
Mon			Pump:			
Jan	3143090	4090280	Main:			
Feb	4498250	4259940	Area:			
Mar	4012340	3991640	Pipe:			
Apr	3962480	3516770	Refuse Information	Assessor's Parcels		
May	3794920	3511640	Area:	001	01500000007000	
Jun	4317300	4224760	Sewer Information			
Jul	4042510	4348480	Area: E			
Aug	5400130	4995720	Main:			
Sep	4669310	3954990	Miscellaneous Information			
Oct	4526720	4029430	MiscA: C			
Nov	4805520	4866590	MiscB:			
Dec	3705930	4109510				

dtYa024s CCSUB 1.1.11 * Payment History Inquiry *

04/04 13:56

Account	Street No Prefix	Street Name	Suffix	Apt	Zip Code
000808A	15201	DALLAS	PKWY		75248-4677

Billing Name Line 1	Billing Name Line 2	Billing Phone
GRAND KEMPINSKI HOTEL. THE		214-386-6000

Mode:	#Lines:69	Current Balance					
		20,636.93					
Ln#	Bill Date	Amount Billed	Pay Date	Payment	Amount	Adjustment	Adj date
001	03/19/96	20,636.93	03/05/96	22,015.99			
002	02/19/96	22,015.99	02/12/96	21,143.94			
003	01/18/96	21,143.94	01/05/96	19,168.38			
004	12/20/95	19,168.38	12/06/95	24,820.27			
005	11/20/95	24,820.27	11/13/95	23,387.24			
006	10/20/95	23,387.24	10/11/95	24,120.16			
007	09/20/95	24,120.16	09/05/95	27,876.57			
008	08/21/95	27,876.57	08/09/95	20,898.40			
009	07/18/95	20,898.40	07/06/95	22,310.82			
010	06/19/95	22,310.82	06/07/95	19,625.79			
011	05/18/95	19,625.79	05/09/95	20,487.05			

Jan 95 - Dec. 95

50,878,500 gallons

960,000 gallons (80,000 x 12)

49,918,500 gallons

$0.00367 \times 49,918,500 = 183,200.00$

Sewer Charge

80,000 x 12 = 960,000 gallons

3500

COOLING TOWERS

17 ground units, 15 domestic feed, & 2 irrigation feed - Princeton, Addison Tower

14800 Landmark is on garage, as is the Addison Tower

7 roof units, 6 domestic feed, & 1 irrigation feed - Marriott (\$50.00/mo. Sewer charge)

Unknown - 6 - Graymark, Atrium at Bent Tree, 14850 Quorum, 14875 Landmark, 14900 Landmark, 5100 Belt Line (Bed Bath & Beyond).

Roof units -

5080 Spectrum - Spectrum Center - 1, 4 cell Marley

5050 Quorum - Texas Commerce - 1, 2 cell

14841 Dallas Parkway - Aberdeen - 1, 4 cell

14643 Dallas Parkway - Wellington - 1, 2 cell

14881 Quorum - Belvedere - 1, 2 cell

15201 Dallas Parkway - Grand Kempinski - 1, 4 cell (?) Kempinski has deduct meter.

Ground units -

16475, 16479 Dallas Parkway - Bent Tree Towers - 1 each (2)

16251 Dallas Parkway - Mary Kay - 3 (below ground level)

5055 - 57 Keller Springs - Liberty Plaza - 1 (2 cell below ground level)

16001 Dallas Parkway - MBNA - 1, 2 cell

15851 Dallas Parkway - Madison - 1, 2 cell

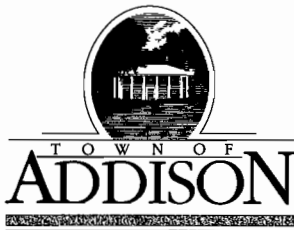
15301 Dallas Parkway - Colonnade - 1, 4 cell

14951 Dallas Parkway - Carter/Crowley - 1, 2 cell

14901 Quorum - 1, 2 cell

14800 Landmark - 1, 1 cell

3900 Brookhaven Club Drive - 3, 1 cell



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(214) 450-2871

16801 Westgrove

Subject

Metering/Billing Configuration.

Title

Approval and Installation of Privately Owned Wastewater Meters.

Task

Provide assistance and guidance to customers in the purchase and installation of private meters.

PURPOSE

- To establish guidelines for metering/billing configurations for privately owned wastewater meters and establish approval authority.
- To establish standards for privately owned wastewater meters.
- To insure accuracy of privately owned wastewater meters.

POLICY

The Utilities Division will approve installation for billing purposes of privately owned wastewater meters which meet established criteria, and have been tested for accuracy by an independent agency.

SCOPE

This policy applies to the Utilities Division in the Public Works Department.

REFERENCE

Town of Addison Ordinance Division 5 Section 18 - 76 Sewage Rates

Conditions of separate billing: "No sewage will be levied for separately metered water for air conditioning or sprinkler units where none of the water is returned to the sewage system. In the event that a customer believes their business uses considerable quantities of water which are not returned to the sewer system, they may, at their expense, under the city's specifications, construct a sewage meter to determine the exact amount of sewage flow rather than water usage."

1. Customer charge. A customer who chooses to be billed under this section must pay an additional customer charge of \$8.00 for each meter installed pursuant to this section, regardless of meter size.
2. Meter accuracy. Meters must be tested annually by a certified tester. A copy of the test report must be filed with the Town. The Director may estimate usage or discharge based on prior 6 month usage. If a customer fails to repair or replace an inaccurate meter, the Director shall bill the customer as a domestic water service with wastewater charges on the supply meter.

RESPONSIBILITY

It is the responsibility of the Utilities Division to provide assistance to customers considering installation of privately owned meters, to help insure that private meter configurations meet established guidelines, and to coordinate activities between the customer and Utility Billing.

It is the responsibility of the Utilities Division to review and approve all settings for private wastewater meters to insure that they can be read by meter readers monthly for billing purposes.

It is the responsibility of the Utilities Division to establish standards and type, for water meter installation and wastewater meter installation.

PROCEDURES

1. A water meter may be installed to measure water going to a cooling tower where the water will evaporate. However, this use will also require a wastewater meter to measure discharge (blowdown or bleedoff). The plumbing contractor will be responsible for excavating and performing the water tap per the city specifications at the nearest utilities easement. The water meter type and installation shall be per city specification. All cooling towers will be required to have a reduced pressure check valve assembly installed in accordance with the manufacturer's specifications. The assembly will be tested upon installation, and tested annually thereafter. All test reports shall be supplied to the Utilities Foreman for his records.
- 1.2 All privately owned wastewater meters must meet the following standards:
 - a. Wastewater meters must conform with standards established by the Town of Addison Utilities Division.
 - b. Meters must register wastewater discharge in U.S. gallons.
 - c. Meters must be multi-jet design with magnetic register, and meet AWWA C-708-76 standard for sizes 5/8" to 2". For larger sizes, a turbine meter will be required and shall meet AWWA C-701-88 standards and City specifications.

- d. Meter location must be accessible for monthly reading and inspection by Addison Utility personnel.

Testing and Maintenance Requirements for Wastewater Meters

All privately owned wastewater meters must be tested prior to use for billing purposes. Certified test results from an independent party must be provided to the Addison Utilities Division.

All types of wastewater meters will require routine maintenance, at intervals depending upon what is discharged. Most schedules will require maintenance every two to four months, and will be approved by the Addison Utilities Division prior to installation.

All wastewater meters must be tested annually by an independent party and test results provided to the Addison Utilities Division. Meters which register less than 98% or more than 102% must be repaired or replaced.

Private Meter Charges

A one time fee of \$35.00 will be charged for each newly installed private wastewater meter.

A monthly meter fee of \$8.00 will be charged for each private wastewater meter.

Wastewater discharge will be billed at \$3.67 per thousand gallons.

Jan	199,490
Feb.	230,300
March.	353,800
April.	364,100
May.	570,400
June.	406,700
July.	281,902
Aug.	0
Sept.	328,580
OCT.	575,400
Nov.	302,300
Dec.	247,000

Alyssa -
 "New file
 Grand ~~Kempinski~~
 Kempinski"

$$3,859,972 \div 11 = 350,900 \text{ or } 351,000$$

$$351,000 \times 75\% = 263,250 \times .00367 = 966.00$$

$$966 \times 12 \text{ months} = \$11,592.00$$

**TOWN OF ADDISON
COOLING TOWER SEWER VOLUMES
USING JAN-FEB WINTER AVERAGE
FOR ESTIMATING SEWER FLOWS**

	CARTER/CROWLEY		GRAND KEMPINSKI		15301-03 DALLAS PKWY	
	14951 DALLAS PKWY		15201 DALLAS PKWY		15301-03 DALLAS PKWY	
	1995	1994	1995	1994	1995	1994
ACTUAL FLOWS						
JANUARY	208,750	331,640	3,143,090	4,090,280	764,500	858,700
FEBRUARY	310,350	361,200	4,498,250	4,259,940	871,300	880,600
MARCH	350,000	365,060	4,012,340	3,991,640	917,300	1,465,900
APRIL	485,140	414,200	3,962,480	4,055,810	1,084,500	1,259,700
MAY	502,550	505,040	3,794,920	3,934,240	1,235,300	1,549,600
JUNE	984,980	535,690	4,317,300	4,181,930	1,704,700	859,900
JULY	716,320	557,510	4,042,510	4,348,480	2,223,300	2,090,500
AUGUST	849,860	587,900	5,400,130	4,995,720	2,574,800	2,255,300
SEPTEMBER	902,270	562,650	4,669,310	3,954,990	2,420,500	2,111,300
OCTOBER	595,190	446,710	4,526,720	4,029,430	1,584,700	1,568,700
NOVEMBER	501,400	343,210	4,805,520	4,866,590	1,686,700	1,189,800
DECEMBER	378,500	244,130	3,705,930	4,109,510	999,100	1,041,900
TOTAL	6,785,310	5,254,940	50,878,500	50,818,560	18,066,700	17,131,900
AVG (JAN-FEB)	259,550	346,420	3,820,670	4,175,110	817,900	869,650
"WINTER AVERAGE" MAX						
JANUARY	208,750	331,640	3,143,090	4,090,280	764,500	858,700
FEBRUARY	259,550	346,420	3,820,670	4,175,110	817,900	869,650
MARCH	259,550	346,420	3,820,670	3,991,640	817,900	869,650
APRIL	259,550	346,420	3,820,670	4,055,810	817,900	869,650
MAY	259,550	346,420	3,794,920	3,934,240	817,900	869,650
JUNE	259,550	346,420	3,820,670	4,175,110	817,900	859,900
JULY	259,550	346,420	3,820,670	4,175,110	817,900	869,650
AUGUST	259,550	346,420	3,820,670	4,175,110	817,900	869,650
SEPTEMBER	259,550	346,420	3,820,670	3,954,990	817,900	869,650
OCTOBER	259,550	346,420	3,820,670	4,029,430	817,900	869,650
NOVEMBER	259,550	343,210	3,820,670	4,175,110	817,900	869,650
DECEMBER	259,550	244,130	3,705,930	4,109,510	817,900	869,650
TOTAL	3,063,800	4,036,760	45,029,970	49,041,450	9,761,400	10,415,100
VOLUME DIFFERENCE	3,721,510	1,218,180	5,848,530	1,777,110	8,305,300	6,716,800
LESS METERED (NO SEWER CHARGES)						
ADJUSTED TOTAL	3,721,510	1,218,180	5,848,530	1,777,110	8,305,300	6,716,800
SEWER RATE/1,000 GAL	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67
REVENUE LOSS	\$13,658	\$4,471	\$21,464	\$6,522	\$30,480	\$24,651
CURRENT BILLS	\$24,902	\$19,286	\$186,724	\$186,504	\$66,305	\$62,874
% REDUCTION	54.85%	23.18%	11.50%	3.50%	45.97%	39.21%
IMPACT ON TOTAL SWR						

TOWN OF
ADDISON

PUBLIC WORKS

To: Mel Wolfe

Company: Grand Kempinski

FAX #: 991-2920

Date: 7/11/96

of pages (including cover): 2

From: John Baumgartner, P.E.
Director
Phone: 214/450-2886
FAX: 214/931-6643

16801 Westgrove
P.O. Box 144
Addison, TX 75001

Original in mail Per your request FYI Call me

Comments:

**TOWN OF ADDISON
 COOLING TOWER SEWER VOLUMES
 USING DEC-FEB WINTER AVERAGE
 FOR ESTIMATING SEWER FLOWS**

Roof

Ground

Roof

	BED BATH & BEYOND		GREENHAVEN VILLAGE		WELLINGTON	
	9100 BELTLINE		3900 BROOKHAVEN		14643 DALLAS PKWY	
	1995	1994	1995	1994	1995	1994
ACTUAL FLOWS						
JANUARY	68,400	94,900	539,300	870,800	152,430	247,010
FEBRUARY	85,400	84,400	613,700	629,000	178,220	170,810
MARCH	65,500	85,500	506,600	662,100	134,420	207,600
APRIL	117,700	117,500	535,700	706,800	243,730	236,430
MAY	128,700	275,600	555,500	547,200	224,960	285,700
JUNE	205,200	274,300	817,500	473,900	345,670	373,310
JULY	249,400	0	577,400	485,600	386,610	439,730
AUGUST	308,200	0	680,400	582,300	472,370	472,080
SEPTEMBER	289,200	96,000	949,200	555,300	528,770	424,860
OCTOBER	163,300	294,700	797,400	559,200	300,280	277,390
NOVEMBER	122,000	154,400	1,002,300	580,600	318,320	255,470
DECEMBER	88,400	86,600	671,400	555,300	245,730	248,580
TOTAL	1,879,400	1,583,900	8,216,400	7,208,100	3,541,410	3,638,970
AVG (DEC-FEB)	80,133	88,633	569,433	685,033	193,077	222,133
"WINTER AVERAGE" MAX:						
JANUARY	68,400	88,633	539,300	685,033	152,430	222,133
FEBRUARY	80,133	84,400	569,433	629,000	178,220	170,810
MARCH	65,500	85,500	506,600	662,100	134,420	207,600
APRIL	80,133	88,633	535,700	685,033	193,077	222,133
MAY	80,133	88,633	555,500	547,200	193,077	222,133
JUNE	80,133	88,633	569,433	473,900	193,077	222,133
JULY	80,133	0	569,433	485,600	193,077	222,133
AUGUST	80,133	0	569,433	582,300	193,077	222,133
SEPTEMBER	80,133	88,633	569,433	555,300	193,077	222,133
OCTOBER	80,133	88,633	569,433	559,200	193,077	222,133
NOVEMBER	80,133	88,633	569,433	580,600	193,077	222,133
DECEMBER	80,133	86,600	569,433	555,300	193,077	222,133
TOTAL	935,233	876,933	6,692,567	7,000,567	2,202,760	2,599,743
VOLUME DIFFERENCE	944,167	686,967	1,523,833	207,533	1,338,650	1,039,227
LESS METERED (NO SEWER CHARGES)						
ADJUSTED TOTAL	944,167	686,967	1,523,833	207,533	1,338,650	1,039,227
SEWER RATE/1,000 GAL	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67
REVENUE LOSS	\$3,465	\$2,521	\$5,592	\$762	\$4,913	\$3,814
CURRENT BILLS	\$6,897	\$5,740	\$30,184	\$26,454	\$12,997	\$13,355
% REDUCTION	50.24%	43.93%	18.59%	2.88%	37.80%	28.86%
IMPACT ON TOTAL SEWER REVENUES						

**TOWN OF ADDISON
COOLING TOWER SEWER VOLUMES
USING DEC-FEB WINTER AVERAGE
FOR ESTIMATING SEWER FLOWS**

*Air cooled ~~Not~~
chilled water*
3rd Floor Parking Garage

	GRAND TOTAL		ADDISON TOWER 16415 ADDISON RD		ATRIUM AT BENT TREE 16775 ADDISON RD	
	1995	1994	1995	1994	1995	1994
	ACTUAL FLOWS					
JANUARY	8,464,960	13,724,170	60,500	47,200	57,400	59,700
FEBRUARY	10,974,910	12,628,870	43,300	39,200	60,600	52,000
MARCH	10,134,040	13,559,530	39,300	96,000	54,900	84,600
APRIL	11,676,460	14,369,410	91,900	87,100	66,800	49,100
MAY	11,877,920	16,484,600	91,700	136,900	56,400	73,000
JUNE	17,013,110	18,037,090	188,800	195,900	62,100	49,200
JULY	17,166,150	17,261,860	213,300	215,400	49,100	51,700
AUGUST	21,942,290	19,555,960	275,500	289,800	49,000	48,200
SEPTEMBER	20,014,580	16,959,370	275,700	264,300	47,400	51,200
OCTOBER	16,323,550	14,308,440	146,000	166,900	60,900	52,100
NOVEMBER	16,895,410	12,515,580	131,900	83,300	53,700	85,300
DECEMBER	11,753,990	10,364,830	69,800	19,000	49,600	48,000
TOTAL	174,237,370	179,769,710	1,627,700	1,641,000	667,900	704,100
AVG (DEC-FEB)	9,934,900	12,239,290	40,933	35,133	55,333	53,233
"WINTER AVERAGE" MAX						
JANUARY	8,440,833	11,946,157	40,933	35,133	55,333	53,233
FEBRUARY	9,851,300	11,441,617	40,933	35,133	55,333	52,000
MARCH	9,448,123	10,987,353	39,300	35,133	54,900	53,233
APRIL	9,872,430	11,512,940	40,933	35,133	55,333	49,100
MAY	9,745,037	11,430,503	40,933	35,133	55,333	53,233
JUNE	9,931,933	11,487,633	40,933	35,133	55,333	49,200
JULY	9,909,127	11,600,160	40,933	35,133	49,100	51,700
AUGUST	9,923,763	11,830,687	40,933	35,133	49,000	48,200
SEPTEMBER	9,911,777	11,323,367	40,933	35,133	47,400	51,200
OCTOBER	9,929,540	11,138,087	40,933	35,133	55,333	52,100
NOVEMBER	9,607,677	10,558,230	40,933	35,133	53,700	53,233
DECEMBER	9,392,570	10,107,657	40,933	19,000	49,600	48,000
TOTAL	115,964,110	135,364,390	489,567	405,467	635,700	614,433
VOLUME DIFFERENCE	58,273,260	44,405,320	1,138,133	1,235,533	32,200	89,667
LESS METERED (NO SEWER CHARGES)	12,404,283	10,825,170	1,138,133	1,235,533		
ADJUSTED TOTAL	45,868,977	33,580,150	0	0	32,200	89,667
SEWER RATE/1,000 GAL	\$3.67	\$3.67	\$0.00	\$0.00	\$3.67	\$3.67
REVENUE LOSS	\$168,339	\$123,239	\$0	\$0	\$118	\$329
CURRENT BILLS	\$593,403	\$602,762	\$0	\$0	\$2,451	\$2,584
% REDUCTION	28.37%	20.45%	N/A	N/A	4.82%	12.73%
IMPACT ON TOTAL SEWER REVENUES	4.27%	3.48%				

**TOWN OF ADDISON
COOLING TOWER SEWER VOLUMES
USING DEC-FEB WINTER AVERAGE
FOR ESTIMATING SEWER FLOWS**

	<i>Roof</i>		<i>Ground</i>		<i>Roof</i>	
	BED BATH & BEYOND		GREENHAVEN VILLAGE		WELLINGTON	
	5100 BELTLINE		3900 BROOKHAVEN		14643 DALLAS PKWY	
	1995	1994	1995	1994	1995	1994
ACTUAL FLOWS						
JANUARY	68,400	94,900	539,300	870,800	152,430	247,010
FEBRUARY	85,400	84,400	613,700	629,000	178,220	170,810
MARCH	65,500	85,500	506,600	662,100	134,420	207,600
APRIL	117,700	117,500	535,700	706,800	243,730	236,430
MAY	128,700	275,600	555,500	547,200	224,960	285,700
JUNE	205,200	274,300	817,500	473,900	345,570	373,310
JULY	249,400	0	577,400	485,600	396,610	439,730
AUGUST	308,200	0	650,400	582,300	472,370	472,080
SEPTEMBER	289,200	96,000	949,200	555,300	528,770	424,860
OCTOBER	153,300	294,700	797,400	559,200	300,280	277,390
NOVEMBER	122,000	154,400	1,002,300	580,600	318,320	255,470
DECEMBER	86,400	86,600	671,400	555,300	245,730	248,580
TOTAL	1,879,400	1,563,900	8,216,400	7,208,100	3,541,410	3,638,970
AVG (DEC-FEB)	80,133	88,633	569,433	685,033	193,077	222,133
"WINTER AVERAGE" MAX						
JANUARY	68,400	88,633	539,300	685,033	152,430	222,133
FEBRUARY	80,133	84,400	569,433	629,000	178,220	170,810
MARCH	65,500	85,500	506,600	662,100	134,420	207,600
APRIL	80,133	88,633	535,700	685,033	193,077	222,133
MAY	80,133	88,633	555,500	547,200	193,077	222,133
JUNE	80,133	88,633	569,433	473,900	193,077	222,133
JULY	80,133	0	569,433	485,600	193,077	222,133
AUGUST	80,133	0	569,433	582,300	193,077	222,133
SEPTEMBER	80,133	88,633	569,433	555,300	193,077	222,133
OCTOBER	80,133	88,633	569,433	559,200	193,077	222,133
NOVEMBER	80,133	88,633	569,433	580,600	193,077	222,133
DECEMBER	80,133	86,600	569,433	555,300	193,077	222,133
TOTAL	935,233	876,933	6,692,567	7,000,567	2,202,760	2,599,743
VOLUME DIFFERENCE	944,167	686,967	1,523,833	207,533	1,338,650	1,039,227
LESS METERED (NO SEWER CHARGES) ADJUSTED TOTAL	944,167	686,967	1,523,833	207,533	1,338,650	1,039,227
SEWER RATE/1,000 GAL	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67
REVENUE LOSS	\$3,465	\$2,521	\$5,592	\$762	\$4,913	\$3,814
CURRENT BILLS	\$6,897	\$5,740	\$30,154	\$26,454	\$12,997	\$13,355
% REDUCTION	50.24%	43.93%	18.55%	2.88%	37.80%	28.56%
IMPACT ON TOTAL SEWER REVENUES						

**TOWN OF ADDISON
COOLING TOWER SEWER VOLUMES
USING DEC-FEB WINTER AVERAGE
FOR ESTIMATING SEWER FLOWS**

	<i>garage (Ground)</i> THE PRINCETON		<i>Roof</i> ABERDEEN		<i>Ground</i> QUORUM	
	14651 DALLAS PKWY		14841 DALLAS PKWY		14901 DALLAS PKWY	
	1995	1994	1995	1994	1995	1994
ACTUAL FLOWS						
JANUARY	46,100	44,600	48,330	266,070	278,560	466,070
FEBRUARY	74,800	63,200	55,360	405,820	305,000	449,680
MARCH	70,700	418,600	0	409,800	182,010	652,840
APRIL	170,600	138,000	150,070	502,890	342,780	796,500
MAY	181,900	461,300	203,090	620,690	310,920	862,450
JUNE	328,600	1,417,400	383,340	172,370	734,360	1,129,530
JULY	480,700	590,600	334,330	434,290	895,490	948,770
AUGUST	643,800	536,600	771,170	372,380	1,192,930	1,117,810
SEPTEMBER	511,800	424,400	342,740	312,050	1,247,860	1,156,800
OCTOBER	266,900	313,200	318,750	190,100	944,290	792,220
NOVEMBER	212,600	158,900	433,510	134,860	945,410	404,320
DECEMBER	82,300	70,700	440,650	48,720	468,970	473,870
TOTAL	3,070,800	4,637,500	3,481,340	3,870,040	7,848,580	9,250,860
AVG (DEC-FEB)	63,867	59,500	50,803	240,203	352,477	463,207
"WINTER AVERAGE" MAX						
JANUARY	46,100	44,600	48,330	240,203	278,560	463,207
FEBRUARY	63,867	59,500	50,803	240,203	305,000	449,680
MARCH	63,867	59,500	0	240,203	182,010	463,207
APRIL	63,867	59,500	50,803	240,203	342,780	463,207
MAY	63,867	59,500	50,803	240,203	310,920	463,207
JUNE	63,867	59,500	50,803	172,370	352,477	463,207
JULY	63,867	59,500	50,803	240,203	352,477	463,207
AUGUST	63,867	59,500	50,803	240,203	352,477	463,207
SEPTEMBER	63,867	59,500	50,803	240,203	352,477	463,207
OCTOBER	63,867	59,500	50,803	190,100	352,477	463,207
NOVEMBER	63,867	59,500	50,803	134,860	352,477	404,320
DECEMBER	63,867	59,500	50,803	48,720	352,477	463,207
TOTAL	748,633	699,100	556,363	2,467,677	3,886,607	5,486,067
VOLUME DIFFERENCE	2,322,167	3,938,400	2,924,977	1,402,363	3,961,973	3,764,793
LESS METERED (NO SEWER CHARGES)	2,322,167	3,938,400			3,961,973	3,764,793
ADJUSTED TOTAL	0	0	2,924,977	1,402,363	0	0
SEWER RATE/1,000 GAL	\$0.00	\$0.00	\$3.67	\$3.67	\$0.00	\$0.00
REVENUE LOSS	\$0	\$0	\$10,735	\$5,147	\$0	\$0
CURRENT BILLS	\$0	\$0	\$12,777	\$14,203	\$0	\$0
% REDUCTION	N/A	N/A	84.02%	36.24%	N/A	N/A
IMPACT ON TOTAL SEWER REVENUES						

**TOWN OF ADDISON
COOLING TOWER SEWER VOLUMES
USING DEC-FEB WINTER AVERAGE
FOR ESTIMATING SEWER FLOWS**

	<i>Ground</i>		<i>Roof</i>		<i>Ground</i>	
	CARTER/CROWLEY		GRAND KEMPINSKI		THE COLONNADE	
	14951 DALLAS PKWY		15201 DALLAS PKWY		15301-03 DALLAS PKWY	
	1995	1994	1995	1994	1995	1994
ACTUAL FLOWS						
JANUARY	208,750	331,640	3,143,090	4,090,280	764,500	858,700
FEBRUARY	310,350	361,200	4,498,250	4,259,940	871,300	880,600
MARCH	350,000	365,060	4,012,340	3,991,640	917,300	1,465,900
APRIL	485,140	414,200	3,962,480	4,055,810	1,084,500	1,259,700
MAY	502,550	505,040	3,794,920	3,934,240	1,235,300	1,549,600
JUNE	984,980	535,690	4,317,300	4,181,930	1,704,700	859,900
JULY	716,320	557,510	4,042,510	4,348,480	2,223,300	2,090,500
AUGUST	849,860	587,900	5,400,130	4,995,720	2,574,800	2,255,300
SEPTEMBER	902,270	562,650	4,669,310	3,954,990	2,420,500	2,111,300
OCTOBER	595,190	446,710	4,526,720	4,029,430	1,584,700	1,568,700
NOVEMBER	501,400	343,210	4,805,520	4,866,590	1,686,700	1,189,800
DECEMBER	378,500	244,130	3,705,930	4,109,510	999,100	1,041,900
TOTAL	6,785,310	5,254,940	50,878,500	50,818,560	18,066,700	17,131,900
AVG (DEC-FEB)	254,410	312,323	3,916,950	4,153,243	892,567	927,067
"WINTER AVERAGE" MAX						
JANUARY	208,750	312,323	3,143,090	4,090,280	764,500	858,700
FEBRUARY	254,410	312,323	3,916,950	4,153,243	871,300	880,600
MARCH	254,410	312,323	3,916,950	3,991,640	892,567	927,067
APRIL	254,410	312,323	3,916,950	4,055,810	892,567	927,067
MAY	254,410	312,323	3,794,920	3,934,240	892,567	927,067
JUNE	254,410	312,323	3,916,950	4,153,243	892,567	859,900
JULY	254,410	312,323	3,916,950	4,153,243	892,567	927,067
AUGUST	254,410	312,323	3,916,950	4,153,243	892,567	927,067
SEPTEMBER	254,410	312,323	3,916,950	3,954,990	892,567	927,067
OCTOBER	254,410	312,323	3,916,950	4,029,430	892,567	927,067
NOVEMBER	254,410	312,323	3,916,950	4,153,243	892,567	927,067
DECEMBER	254,410	244,130	3,705,930	4,109,510	892,567	927,067
TOTAL	3,007,260	3,679,687	45,896,490	48,932,117	10,561,467	10,942,800
VOLUME DIFFERENCE	3,778,050	1,575,253	4,982,010	1,886,443	7,505,233	6,189,100
LESS METERED (NO SEWER CHARGES)			4,982,010	1,886,443		
ADJUSTED TOTAL	3,778,050	1,575,253	0	0	7,505,233	6,189,100
SEWER RATE/1,000 GAL	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67
REVENUE LOSS	\$13,865	\$5,781	\$0	\$0	\$27,544	\$22,714
CURRENT BILLS	\$24,902	\$19,286	\$186,724	\$186,504	\$66,305	\$62,874
% REDUCTION	55.68%	29.98%	0.00%	0.00%	41.54%	36.13%
IMPACT ON TOTAL SEWER REVENUES						

**TOWN OF ADDISON
COOLING TOWER SEWER VOLUMES
USING DEC-FEB WINTER AVERAGE
FOR ESTIMATING SEWER FLOWS**

	<i>Ground</i> MADISON		<i>Ground</i> MBNA		<i>Ground</i> MARY KAY	
	15851 DALLAS PKWY		16001 DALLAS PKWY		16251 DALLAS PKWY	
	1995	1994	1995	1994	1995	1994
ACTUAL FLOWS						
JANUARY	136,600	434,030	275,510	734,980	268,600	854,500
FEBRUARY	196,370	452,810	296,760	708,230	285,600	1,075,100
MARCH	176,350	0	246,680	1,134,760	224,700	1,101,100
APRIL	229,250	488,320	403,040	864,550	545,400	1,115,700
MAY	200,840	592,160	359,080	858,190	650,400	1,323,000
JUNE	312,340	662,720	726,000	1,396,130	991,500	1,411,100
JULY	354,470	464,360	731,000	412,060	656,500	676,700
AUGUST	499,170	441,850	535,000	431,980	1,384,400	781,200
SEPTEMBER	628,220	394,270	931,620	398,680	1,286,400	495,400
OCTOBER	507,770	281,560	643,810	431,380	1,128,600	385,500
NOVEMBER	496,540	212,470	944,600	458,930	1,082,800	0
DECEMBER	356,070	151,520	570,540	315,540	884,600	244,500
TOTAL	4,093,990	4,576,070	6,663,640	8,145,410	9,389,500	9,463,800
AVG (DEC-FEB)	161,497	346,120	295,937	586,250	266,233	724,700
"WINTER AVERAGE" MAX						
JANUARY	136,600	346,120	275,510	586,250	266,233	724,700
FEBRUARY	161,497	346,120	295,937	586,250	266,233	724,700
MARCH	161,497	0	246,680	586,250	224,700	724,700
APRIL	161,497	346,120	295,937	586,250	266,233	724,700
MAY	161,497	346,120	295,937	586,250	266,233	724,700
JUNE	161,497	346,120	295,937	586,250	266,233	724,700
JULY	161,497	346,120	295,937	412,060	266,233	676,700
AUGUST	161,497	346,120	295,937	431,980	266,233	724,700
SEPTEMBER	161,497	346,120	295,937	398,680	266,233	495,400
OCTOBER	161,497	281,560	295,937	431,380	266,233	385,500
NOVEMBER	161,497	212,470	295,937	458,930	266,233	0
DECEMBER	161,497	151,520	295,937	315,540	266,233	244,500
TOTAL	1,913,063	3,414,510	3,481,557	5,966,070	3,153,267	6,875,000
VOLUME DIFFERENCE	2,180,927	1,161,560	3,182,083	2,179,340	6,236,233	2,588,800
LESS METERED (NO SEWER CHARGES) ADJUSTED TOTAL	2,180,927	1,161,560	3,182,083	2,179,340	6,236,233	2,588,800
SEWER RATE/1,000 GAL	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67
REVENUE LOSS	\$8,004	\$4,263	\$11,678	\$7,998	\$22,887	\$9,501
CURRENT BILLS	\$15,025	\$16,794	\$24,456	\$29,894	\$34,459	\$34,732
% REDUCTION	53.27%	25.38%	47.75%	26.76%	66.42%	27.35%
IMPACT ON TOTAL SEWER REVENUES						

**TOWN OF ADDISON
COOLING TOWER SEWER VOLUMES
USING DEC-FEB WINTER AVERAGE
FOR ESTIMATING SEWER FLOWS**

	BENT TREE TOWERS		BENT TREE TOWERS		LIBERTY PLAZA	
	16475 DALLAS PKWY		16479 DALLAS PKWY		5055 KELLER SPRINGS	
	1995	1994	1995	1994	1995	1994
ACTUAL FLOWS						
JANUARY	226,170	358,900	295,200	1,662,700	77,030	84,750
FEBRUARY	431,420	494,980	360,700	200,300	103,030	98,350
MARCH	406,420	327,580	367,900	186,500	94,270	84,720
APRIL	456,850	364,480	417,500	209,600	94,450	89,850
MAY	446,080	488,340	450,300	310,500	84,670	71,770
JUNE	549,280	670,290	594,400	367,000	92,440	65,380
JULY	577,340	632,950	594,000	621,100	74,200	90,060
AUGUST	547,760	703,010	679,800	680,300	84,470	90,970
SEPTEMBER	534,100	650,980	661,900	569,900	79,650	93,850
OCTOBER	412,510	581,460	360,800	511,600	84,680	95,370
NOVEMBER	387,010	486,530	269,100	426,500	101,150	103,200
DECEMBER	263,580	295,800	196,400	344,200	73,130	87,760
TOTAL	5,238,520	6,055,300	5,248,000	6,090,200	1,043,170	1,056,030
AVG (DEC-FEB)	317,797	383,227	333,367	735,733	89,273	90,287
"WINTER AVERAGE" MAX						
JANUARY	226,170	358,900	295,200	735,733	77,030	84,750
FEBRUARY	317,797	383,227	333,367	200,300	89,273	90,287
MARCH	317,797	327,580	333,367	186,500	89,273	84,720
APRIL	317,797	364,480	333,367	209,600	89,273	89,850
MAY	317,797	383,227	333,367	310,500	84,670	71,770
JUNE	317,797	383,227	333,367	367,000	89,273	65,380
JULY	317,797	383,227	333,367	621,100	74,200	90,060
AUGUST	317,797	383,227	333,367	680,300	84,470	90,287
SEPTEMBER	317,797	383,227	333,367	569,900	79,650	90,287
OCTOBER	317,797	383,227	333,367	511,600	84,680	90,287
NOVEMBER	317,797	383,227	269,100	426,500	89,273	90,287
DECEMBER	263,580	295,800	196,400	344,200	73,130	87,760
TOTAL	3,667,717	4,412,573	3,761,000	5,163,233	1,004,197	1,025,723
VOLUME DIFFERENCE	1,570,803	1,642,727	1,487,000	926,967	38,973	30,307
LESS METERED (NO SEWER CHARGES)						
ADJUSTED TOTAL	1,570,803	1,642,727	1,487,000	926,967	38,973	30,307
SEWER RATE/1,000 GAL	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67
REVENUE LOSS	\$5,765	\$6,029	\$5,457	\$3,402	\$143	\$111
CURRENT BILLS	\$19,225	\$22,223	\$19,260	\$22,351	\$3,828	\$3,876
% REDUCTION	29.99%	27.13%	28.33%	15.22%	3.74%	2.87%
IMPACT ON TOTAL SEWER REVENUES						

**TOWN OF ADDISON
COOLING TOWER SEWER VOLUMES
USING DEC-FEB WINTER AVERAGE
FOR ESTIMATING SEWER FLOWS**

*waiting for management
company to call me.*

	LIBERTY PLAZA		LANDMARK		LANDMARK	
	5057 KELLER SPRINGS		14800 LANDMARK		14875 LANDMARK	
	1995	1994	1995	1994	1995	1994
ACTUAL FLOWS						
JANUARY	170,700	523,500	175,390	208,560	30,500	36,500
FEBRUARY	235,100	281,100	246,610	192,030	39,800	41,400
MARCH	280,000	241,800	210,820	235,410	30,200	34,700
APRIL	229,500	251,900	193,470	348,510	33,400	42,200
MAY	230,800	540,000	248,090	418,620	29,500	38,400
JUNE	369,100	354,400	482,220	392,400	32,800	35,700
JULY	349,800	362,300	522,530	650,360	31,300	33,800
AUGUST	574,800	358,900	662,920	1,261,260	51,100	35,800
SEPTEMBER	401,600	340,300	735,340	697,780	30,200	35,100
OCTOBER	321,200	328,500	539,810	554,200	35,000	34,300
NOVEMBER	451,800	243,200	625,990	269,910	36,300	41,300
DECEMBER	292,700	189,500	387,090	208,430	27,800	37,000
TOTAL	3,907,100	4,015,400	5,030,280	5,437,470	407,900	446,200
AVG (DEC-FEB)	198,433	331,367	210,143	203,007	35,767	38,300
"WINTER AVERAGE" MAX						
JANUARY	170,700	331,367	175,390	203,007	30,500	36,500
FEBRUARY	198,433	281,100	210,143	192,030	35,767	38,300
MARCH	198,433	241,800	210,143	203,007	30,200	34,700
APRIL	198,433	251,900	193,470	203,007	33,400	38,300
MAY	198,433	331,367	210,143	203,007	29,500	38,300
JUNE	198,433	331,367	210,143	203,007	32,800	35,700
JULY	198,433	331,367	210,143	203,007	31,300	33,800
AUGUST	198,433	331,367	210,143	203,007	35,767	35,800
SEPTEMBER	198,433	331,367	210,143	203,007	30,200	35,100
OCTOBER	198,433	328,500	210,143	203,007	35,000	34,300
NOVEMBER	198,433	243,200	210,143	203,007	35,767	38,300
DECEMBER	198,433	189,500	210,143	203,007	27,800	37,000
TOTAL	2,353,467	3,524,200	2,470,293	2,425,103	388,000	436,100
VOLUME DIFFERENCE	1,553,633	491,200	2,559,987	3,012,367	19,900	10,100
LESS METERED (NO SEWER CHARGES)						
ADJUSTED TOTAL	1,553,633	491,200	2,559,987	3,012,367	19,900	10,100
SEWER RATE/1,000 GAL	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67
REVENUE LOSS	\$5,702	\$1,803	\$9,395	\$11,055	\$73	\$37
CURRENT BILLS	\$14,339	\$14,737	\$18,461	\$19,956	\$1,497	\$1,638
% REDUCTION	39.76%	12.23%	50.89%	55.40%	4.88%	2.26%
IMPACT ON TOTAL SEWER REVENUES						

**TOWN OF ADDISON
COOLING TOWER SEWER VOLUMES
USING DEC-FEB WINTER AVERAGE
FOR ESTIMATING SEWER FLOWS**

Writing on Management.

Roof

*Air cooled NOT
Chilled water*

	LANDMARK PLAZA		TEXAS COMMERCE		MAXUM	
	14900 LANDMARK		5050 QUORUM		14850 QUORUM	
	1995	1994	1995	1994	1995	1994
ACTUAL FLOWS			<i>* Note Very low usage?</i>			
JANUARY	93,810	67,890	7,490	9,600	37,290	64,730
FEBRUARY	116,280	57,420	8,490	10,210	57,940	77,680
MARCH	104,080	87,900	7,000	10,650	47,320	77,700
APRIL	134,000	105,730	8,790	24,100	51,160	82,870
MAY	127,620	141,700	13,310	9,200	45,060	54,060
JUNE	177,640	170,050	15,560	29,670	53,050	57,010
JULY	182,120	193,940	27,040	25,330	70,840	54,280
AUGUST	188,280	200,140	17,180	23,000	54,160	67,040
SEPTEMBER	183,360	191,880	19,400	21,680	46,820	67,920
OCTOBER	144,190	133,740	34,230	18,550	55,870	51,570
NOVEMBER	123,630	136,780	22,850	20,940	71,820	54,100
DECEMBER	74,870	110,490	10,460	6,110	62,250	44,370
TOTAL	1,649,880	1,597,660	191,800	209,040	653,580	753,330
AVG (DEC-FEB)	106,860	78,600	7,363	8,640	46,533	62,260
"WINTER AVERAGE" MAX						
JANUARY	93,810	67,890	7,363	8,640	37,290	62,260
FEBRUARY	106,860	57,420	7,363	8,640	46,533	62,260
MARCH	104,080	78,600	7,000	8,640	46,533	62,260
APRIL	106,860	78,600	7,363	8,640	46,533	62,260
MAY	106,860	78,600	7,363	8,640	45,060	54,060
JUNE	106,860	78,600	7,363	8,640	46,533	57,010
JULY	106,860	78,600	7,363	8,640	46,533	54,280
AUGUST	106,860	78,600	7,363	8,640	46,533	62,260
SEPTEMBER	106,860	78,600	7,363	8,640	46,533	62,260
OCTOBER	106,860	78,600	7,363	8,640	46,533	51,570
NOVEMBER	106,860	78,600	7,363	8,640	46,533	54,100
DECEMBER	74,870	78,600	7,363	6,110	46,533	44,370
TOTAL	1,234,500	911,310	87,997	101,150	547,683	688,950
VOLUME DIFFERENCE	415,380	686,350	103,803	107,890	105,897	64,380
LESS METERED (NO SEWER CHARGES)						
ADJUSTED TOTAL	415,380	686,350	103,803	107,890	105,897	64,380
SEWER RATE/1,000 GAL	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67
REVENUE LOSS	\$1,524	\$2,519	\$381	\$396	\$389	\$236
CURRENT BILLS	\$6,055	\$5,863	\$704	\$767	\$2,399	\$2,765
% REDUCTION	25.18%	42.96%	54.12%	51.61%	16.20%	8.55%
IMPACT ON TOTAL SEWER REVENUES						

**TOWN OF ADDISON
COOLING TOWER SEWER VOLUMES
USING DEC-FEB WINTER AVERAGE
FOR ESTIMATING SEWER FLOWS**

	<i>Roof</i>		<i>Ground</i>		<i>Roof</i>	
	BELVEDERE		QUORUM		SPECTRUM CENTER	
	14881 QUORUM		14901 QUORUM		5080 SPECTRUM	
	1995	1994	1995	1994	1995	1994
ACTUAL FLOWS						
JANUARY	98,040	81,670	223,270	371,890	982,000	853,000
FEBRUARY	133,860	166,820	296,670	488,590	1,070,000	888,000
MARCH	119,190	159,680	250,040	415,390	1,236,000	1,022,000
APRIL	159,740	189,430	309,510	496,140	1,159,000	1,332,000
MAY	156,960	319,320	325,270	524,620	1,224,000	1,543,000
JUNE	249,650	305,630	480,680	441,180	1,814,000	2,015,000
JULY	273,780	335,290	505,770	520,750	2,037,000	2,026,000
AUGUST	334,490	349,870	593,600	580,550	2,547,000	2,292,000
SEPTEMBER	290,450	379,820	555,770	524,960	1,445,000	2,183,000
OCTOBER	220,670	318,120	455,980	425,940	1,684,000	1,466,000
NOVEMBER	196,310	182,150	13,150	366,820	1,859,000	1,256,000
DECEMBER	44,280	135,820	292,840	303,480	1,019,000	944,000
TOTAL	2,277,420	2,923,620	4,302,550	5,460,310	18,076,000	17,820,000
AVG (DEC-FEB)	122,573	128,103	274,473	387,987	998,667	895,000
"WINTER AVERAGE" MAX						
JANUARY	98,040	81,670	223,270	371,890	982,000	853,000
FEBRUARY	122,573	128,103	274,473	387,987	998,667	888,000
MARCH	119,190	128,103	250,040	387,987	998,667	895,000
APRIL	122,573	128,103	274,473	387,987	998,667	895,000
MAY	122,573	128,103	274,473	387,987	998,667	895,000
JUNE	122,573	128,103	274,473	387,987	998,667	895,000
JULY	122,573	128,103	274,473	387,987	998,667	895,000
AUGUST	122,573	128,103	274,473	387,987	998,667	895,000
SEPTEMBER	122,573	128,103	274,473	387,987	998,667	895,000
OCTOBER	122,573	128,103	274,473	387,987	998,667	895,000
NOVEMBER	122,573	128,103	13,150	366,820	998,667	895,000
DECEMBER	44,280	128,103	274,473	303,480	998,667	895,000
TOTAL	1,364,670	1,490,807	2,956,720	4,534,070	11,967,333	10,691,000
VOLUME DIFFERENCE	912,750	1,432,813	1,345,830	926,240	6,108,667	7,129,000
LESS METERED (NO SEWER CHARGES)						
ADJUSTED TOTAL	912,750	1,432,813	1,345,830	926,240	6,108,667	7,129,000
SEWER RATE/1,000 GAL	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67	\$3.67
REVENUE LOSS	\$3,350	\$5,258	\$4,939	\$3,399	\$22,419	\$26,163
CURRENT BILLS	\$8,358	\$10,730	\$15,790	\$20,039	\$66,339	\$65,399
% REDUCTION	40.08%	49.01%	31.28%	16.96%	33.79%	40.01%
IMPACT ON TOTAL SEWER REVENUES						

DIVISION 5. RATES AND CHARGES

Sec. 18-76. Sewage rates.

The customer classifications, minimum bills, and consumption charges shall be as follows:

Minimum monthly bills shall be applied to all customers based upon customer classification and shall include an allowance for volume based upon water consumed as follows:

Customer Classification:	Minimum Monthly Bill	Volume Included (Gallons)
Single-Family Residential	\$ 10.10	2,000
Multifamily Residential	57.65	15,000
Municipal/Schools	76.00	20,000
Commercial Large (meter size greater than or equal to 2 inches)	138.15	37,000
Commercial Small (meter size less than 2 inches)	17.71	3,000
Industrial Large (meter size greater than or equal to 2 inches)	295.55	80,000
Industrial Small (meter size less than 2 inches)	13.75	3,000
Hotel/Motel	295.55	80,000

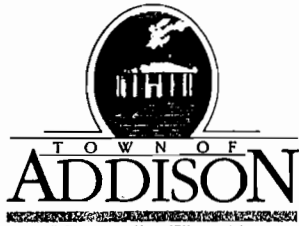
All volume which exceeds the amount allowed in the minimum bill will be charged at a rate of \$3.67 per 1,000 gallons of water consumed for all customer classifications. Single-family residential customers will not be charged for volume which exceeds 8,000 gallons of water consumed.

No sewage charges will be levied for separately metered water for air-conditioning or sprinkler units where none of the water is returned to the sewage system. In the event that a customer believes their business uses considerable quantities of water which are not returned to the sewage system, they may, at their expense, under the city's specifications, construct a sewage meter to determine the exact amount of sewage discharged. Sewage rates will be charged based upon the actual sewage flow rather than the water usage.

THE GRAND KEMPINSKI
COOLING TOWER
ACCT #000808A

	ACTUAL SEWAGE FLOWS			ACTUAL SEWAGE BILLING			REFUND
	1996	1995	1994	1996	1995	1994	
JANUARY	4,090,280	3,143,090		15,013	11,537		
FEBRUARY	4,259,940	4,498,250		15,636	16,511		
MARCH	3,991,640	4,012,340		14,651	14,727		14,851
APRIL	4,055,810	3,962,480		14,887	14,544		14,887
MAY	3,934,240	3,794,920		14,441	13,929		14,441
JUNE	4,181,930	4,317,300		15,350	15,846		15,350
JULY	4,939,400	4,042,510		18,130	14,838		18,130
AUGUST	4,674,690	5,400,130		17,158	19,820		17,158
SEPTEMBER	4,535,200	4,669,310		16,646	17,138		16,646
OCTOBER		4,526,720			16,615		
NOVEMBER		4,805,520			17,638		
DECEMBER		3,705,930	4,109,510		13,603	15,045	
TOTAL	38,663,130	50,878,500		141,911	186,747		111,263
AVG (DEC -FEB)	4,018,717	3,916,950					
"WINTER AVG" MAX							
JANUARY	4,018,717	3,143,090		14,751	11,537		
FEBRUARY	4,018,717	3,916,950		14,751	14,377		
MARCH	3,991,640	3,916,950		14,651	14,377		14,651
APRIL	4,018,717	3,916,950		14,751	14,377		14,751
MAY	3,934,240	3,794,920		14,441	13,929		14,441
JUNE	4,018,717	3,916,950		14,751	14,377		14,751
JULY	4,018,717	3,916,950		14,751	14,377		14,751
AUGUST	4,018,717	3,916,950		14,751	14,377		14,751
SEPTEMBER	4,018,717	3,916,950		14,751	14,377		14,751
OCTOBER		3,916,950			14,377		
NOVEMBER		3,916,950			14,377		
DECEMBER		3,705,930			13,603		
TOTAL	36,056,899	45,896,490		132,346	166,464		102,847
VOLUME DIFFERENCE	2,606,231	4,982,010					
				BILLING			
				DIFFERENCE	9,565	18,284	\$8,416 REFUND DUE

LOTUSIG DKPCT WK4



CITY MANAGER'S DEPARTMENT

• (214) 450-7000 • FAX (214) 960-7684

Post Office Box 144 Addison, Texas 75001-0144

5300 Belt Line Road

April 29, 1996

Mr. Michael Spamer
Grand Kempinski Hotel
15201 Dallas Parkway
Dallas, Texas 75248

Re: Cooling Tower Sewer Rates - Cooling Towers

Dear Mr. Spamer

Thank you for your inquiry regarding how the Town bills for sewer service when there is a consumptive use such as a cooling tower.

Our current rate structure provides for an individual or a business to meter their wastewater flow if they desire credit for consumptive uses connected to the sewer system. This meter would be installed and maintained by the account holder.

As I understand your request, the Grand Kempinski desires a credit toward their wastewater bill based on the water flow to the cooling tower. Because of the complexity of the issue regarding all consumptive uses, in Addison, we have hired a firm to evaluate our entire rate structure including consumptive uses. This study will take most of the summer to complete. Upon completion, we will have a recommendation regarding our sewer rate structure for the Council to consider. I hope this delay does not inconvenience you. However, I intend to recommend at that time to the City Council, that any favorable rate adjustment be retroactive to February 15, 1996, for your hotel since that was when we started monitoring your water flow to the cooling tower.

Please call me or John Baumgartner (450-2871) our Director of Public Works if we can provide you with additional information.

Sincerely,

Ron Whitehead
City Manager

cc: John Baumgartner
Mel Wolfe