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Teresa Kiel

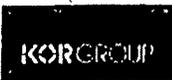
**Green Valley Special Utility District's
Summary of Legal Costs Relating to Defending CCN
as of June 27, 2016**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
April 2016	Cibolo's Petition for Decertification - PUC Docket No. 45702	\$6,139.00
May 2016*	Cibolo's Petition for Decertification - PUC Docket No. 45702	\$7,263.00
June 2016*	Cibolo's Petition for Decertification - PUC Docket No. 45702	\$28,680.00
Total		\$ 42,082.00

Additionally, it is estimated that Green Valley SUD will incur an additional \$50,000 to \$200,000 in legal fees in order to complete the docket.

Green Valley SUD also anticipates additional legal costs for appeals, if necessary.

* Estimated



1401 FOCH STREET | SUITE 150 | FORT WORTH, TEXAS 76107

May 13, 2016:

Mr. Pat Allen
Green Valley Special Utility District
PO Box 99
Marion, Texas 78124

SUBJECT: APPLICATION TO OBTAIN SINGLE CERTIFICATION OF 1,694 ACRES IN THE CITY OF CIBOLO AND DECERTIFY A PORTION OF GREEN VALLEY SPECIAL UTILITY DISTRICT'S SEWER; CERTIFICATE OF CONVENIENCE AND NECESITY NO. 20973

Dear Mr. Allen,

At your request, we are pleased to provide appraisal services with regard to the above-described matter. *This letter, when signed by you, shall constitute our agreement with regard to our engagement.*

This assignment will be developed and prepared in conformity with and subject to the requirements of the Appraisal Institute's Code of Professional Ethics, the Uniform Standards of Professional Appraisal Practice, the Public Utility Commission, and the State of Texas. Additionally, we have not performed any services related to the subject property prior to this assignment.

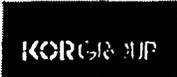
Our fee for this assignment will be in the range of \$8,000-\$12,000 for an appraisal report, with all work after completion of the appraisal invoiced on an hourly rate basis. The appraisal is intended to be used by the client for the proposed decertification of the subject property in the above-described matter.

Work will be billed by the tenth of every month, with the full amount due 10 days after the invoice date. In addition to our fees, we are to be reimbursed for all direct expenses including, but not limited to, delivery services, legal documents, travel, mileage, exhibits, photographs, copying, etc. Prior to commencement of this engagement we require a \$5,000 retainer, which will be applied to the final invoice.

Our current hourly rates are as follows:

Joshua M. Korman	\$ 300.00
John Kostohryz	\$ 200.00
Kenneth M. Link III	\$ 175.00
Associate Appraiser	\$ 125.00
Research Analyst	\$ 75.00

A KOR Group principal will make himself available to review each invoice with a designated client representative as to the necessity and reasonableness of the work performed. It is the responsibility of the client to review the invoices for work performed within 10 days upon receipt of each invoice.



Mr. Pat Allen
May 13, 2016
Page 2

The file and work product produced in regards to this assignment are the exclusive property of KOR Group and subject to peer review by State and Federal Agencies and by the Appraisal Institute. Additionally, we will make a copy of the file available to the client at their request or at the request of the court or the Public Utility Commission.

It is understood that our engagement and payment for the services rendered hereunder are not dependent or contingent upon any loan commitment, transaction, trial outcome, opinions rendered, or any funds received by you over and above the fee stated herein.

This contract is cancelable on a 10-day written notice. Should either party cancel this contract, the outstanding balance for professional services shall be due within 30 days of such act.

If the above agreement meets with your approval, please execute this proposal and return the original. We look forward to working with you on this project.

Very Truly Yours,

Joshua M. Korman

AGREED:

By: Pat Allen

Date: 5/16/2016

Name: PAT ALLEN

Title: General Manager

GREEN VALLEY SPECIAL UTILITY DISTRICT

KOR Group

59632

Check Date: May 17, 2016

Check Amount: \$5,000.00

Quantity Description

Amount Paid

Discount Taken

Date

5,000.00
Appraisal Services 1,694 Acres City of Cibolo

59632

GREEN VALLEY SPECIAL UTILITY DISTRICT
P.O. BOX 99
MARION, TEXAS 78124
(830) 914-2390

MARION STATE BANK
88-1157-1149
200 W. 1ST ST.
PO BOX 107
MARION, TEXAS 78124

DATE: May 17, 2016

AMOUNT: 5,000.00

VOID AFTER 90 DAYS

David L. Allen
AUTHORIZED SIGNATURE

Security features. Details on back.

TO THE ORDER OF: KOR Group
1401 Foch Street, Suite 150
Fort Worth, TX 76107

⑈059632⑈ ⑆11191157⑆ ⑈20 0360 E⑈

GREEN VALLEY SPECIAL UTILITY
Waste Water Invoices

Account Description	Date	Reference	Trans Description	Debit Amt
Eng & Leg - Wastewater Project	08/20/09	1244	Law office of Mark Zeppa - Harvest Hills	283.33
Eng & Leg - Wastewater Project	03/31/10	2010-3117	River City Engineering LTD. - Emergency Generator Plant	1,616.25
Eng & Leg - Wastewater Project	08/15/12	2012-4364	River City Engineering LTD. - CCMA service area annexation	7,206.25
Eng & Leg - Wastewater Project	06/15/13	2013-4854	River City Engineering LTD. - Planning 2013 Wastewater	500.00
Eng & Leg - Wastewater Project	06/15/13	2013-4855	River City Engineering LTD. - WWTP	1,250.00
Eng & Leg - Wastewater Project	07/15/13	2013-4912	River City Engineering LTD. - WWTP	1,720.00
Eng & Leg - Wastewater Project	08/15/13	2013-4960	River City Engineering LTD. - Planning 2013 Wastewater	1,500.00
Eng & Leg - Wastewater Project	08/15/13	2013-4961	River City Engineering LTD. - WWTP	3,000.00
Eng & Leg - Wastewater Project	09/15/13	2013-5030	River City Engineering LTD. - WWTP	500.00
Eng & Leg - Wastewater Project	09/15/13	2013-5029	River City Engineering LTD. - Planning - wastewater	1,000.00
Eng & Leg - Wastewater Project	10/15/13	2013-5070	River City Engineering LTD. - WWTP	800.00
Eng & Leg - Wastewater Project	10/15/13	2013-5069	River City Engineering LTD. - Planning Waste water 2013	1,200.00
Eng & Leg - Wastewater Project	12/15/13	2013-5198	River City Engineering LTD. - Wastewater Planning	800.00
Eng & Leg - Wastewater Project	01/15/14	2014-5237	River City Engineering LTD. - Planning 2013 Wastewater	1,200.00
Eng & Leg - Wastewater Project	02/15/14	2014-5279	River City Engineering LTD. - WWTP	765.00
Eng & Leg - Wastewater Project	02/15/14	2014-5280	River City Engineering LTD. - Wastewater planning	1,413.75
Eng & Leg - Wastewater Project	03/15/14	2014-5338	River City Engineering LTD. - WWTP	1,250.00
Eng & Leg - Wastewater Project	03/15/14	2014-5339	River City Engineering LTD. - 2013 Planning wastewater	2,665.00
Eng & Leg - Wastewater Project	04/15/14	2014-54010	River City Engineering LTD. - WWTP	1,430.00
Eng & Leg - Wastewater Project	04/15/14	2014-5397	River City Engineering LTD. - WWTP	3,922.50
Eng & Leg - Wastewater Project	05/15/14	2014-5457	River City Engineering LTD. - WWTP	420.00
Eng & Leg - Wastewater Project	05/15/14	2014-5460	River City Engineering LTD. - WWTP	2,012.50
Eng & Leg - Wastewater Project	05/15/14	2014-5456	River City Engineering LTD. - Wastewater Planning	4,886.25
Eng & Leg - Wastewater Project	06/15/14	2014-5510	River City Engineering LTD. - WWTP	707.50
Eng & Leg - Wastewater Project	06/15/14	2014-5515	River City Engineering LTD. - WWTP	1,122.50
Eng & Leg - Wastewater Project	06/15/14	2014-5516	River City Engineering LTD. - Wastewater planning	3,840.00
Eng & Leg - Wastewater Project	07/15/14	2014-5562	River City Engineering LTD. - WWTP	250.00
Eng & Leg - Wastewater Project	07/15/14	2014-5561	River City Engineering LTD. - WWTP	250.00
Eng & Leg - Wastewater Project	07/15/14	2014-5555	River City Engineering LTD. - Planning wastewater	1,671.00
Eng & Leg - Wastewater Project	08/15/14	2014-5617	River City Engineering LTD. - WWTP	482.50
Eng & Leg - Wastewater Project	08/15/14	2014-5614	River City Engineering LTD. - WWTP	1,790.00
Eng & Leg - Wastewater Project	08/15/14	2014-5613	River City Engineering LTD. - Wastewater planning	2,085.00

GREEN VALLEY SPECIAL UTILITY
Waste Water Invoices

Account Description	Date	Reference	Trans Description	Debit Amt
Eng & Leg - Wastewater Project	09/02/14	9.2.14.3	Texas Land & Right of Way Co. - Water treatment plant	320.00
Eng & Leg - Wastewater Project	09/15/14	2014-5666	River City Engineering LTD. - WWTP	322.50
Eng & Leg - Wastewater Project	09/15/14	2014-5665	River City Engineering LTD. - Wastewater planning	1,250.00
Eng & Leg - Wastewater Project	09/30/14	1591	Law office of Mark Zeppa - Prof. serv. - sewer	200.00
Eng & Leg - Wastewater Project	10/15/14	2014-5707	River City Engineering LTD. - Water master plan update	1,912.50
Eng & Leg - Wastewater Project	10/15/14	2014-5715	River City Engineering LTD. - Wastewater planning	2,750.00
Eng & Leg - Wastewater Project	10/15/14	2014-5702	River City Engineering LTD. - WWTP Permitting	8,650.00
Eng & Leg - Wastewater Project	11/04/14	11.4.14.1	Texas Land & Right of Way Co. - Water Treatment Plant	4,812.00
Eng & Leg - Wastewater Project	11/10/14	56676	Seguin Title - Escrow for 65 acres Wastewater Treatment Plant Linne Rd	10,000.00
Eng & Leg - Wastewater Project	11/15/14	2014-5734	River City Engineering LTD. - Waste water planning	700.00
Eng & Leg - Wastewater Project	11/15/14	2014-5738	River City Engineering LTD. - WWTP	1,200.00
Eng & Leg - Wastewater Project	11/15/14	2014-5742	River City Engineering LTD. - Waste water treatment plant	10,150.00
Eng & Leg - Wastewater Project	12/02/14	12.2.14.5	Texas Land & Right of Way Co. - Water & Sewer treatment plant	800.00
Eng & Leg - Wastewater Project	12/15/14	2014-5774	River City Engineering LTD. - Wastewater planning	450.00
Eng & Leg - Wastewater Project	12/15/14	2014-5776	River City Engineering LTD. - WWTP	1,645.00
Eng & Leg - Wastewater Project	12/15/14	2014-5781	River City Engineering LTD. - 2014 WWTP permitting	13,825.00
Eng & Leg - Wastewater Project	01/15/15	2015-5816	River City Engineering LTD. - 2014 WWTP Permitting	13,700.00
Eng & Leg - Wastewater Project	02/13/15	57180	TCEQ - Filing waste water permit	2,050.00
Eng & Leg - Wastewater Project	02/15/15	2015-5865	River City Engineering LTD. - WWTP	355.00
Eng & Leg - Wastewater Project	02/15/15	2015-5854	River City Engineering LTD. - 2014 WWTP permitting	16,675.00
Eng & Leg - Wastewater Project	03/09/15	1606	Law office of Mark Zeppa - NorTex Farms, Sewer plant	200.00
Eng & Leg - Wastewater Project	03/15/15	2015-5894	River City Engineering LTD. - WWTP	750.00
Eng & Leg - Wastewater Project	03/15/15	2015-5890	River City Engineering LTD. - 2014 WWTP permitting	5,568.75
Eng & Leg - Wastewater Project	04/15/15	2015-5912	River City Engineering LTD. - WWTP Permitting	552.50
Eng & Leg - Wastewater Project	04/15/15	2015-5914	River City Engineering LTD. - WWTP	675.00
Eng & Leg - Wastewater Project	04/15/15	2015-5918	River City Engineering LTD. - WWTP Permitting	4,540.00
Eng & Leg - Wastewater Project	05/15/15	2015-5996	River City Engineering LTD. - WWTP permitting	10,018.75
Eng & Leg - Wastewater Project	06/03/15	6.3.15	Texas Land & Right of Way Co. - Treatment Plt	1,808.00
Eng & Leg - Wastewater Project	06/15/15	2015-6034	River City Engineering LTD. - Planning 2013 Wastewater	450.00
Eng & Leg - Wastewater Project	06/15/15	2015-6037	River City Engineering LTD. - WWTP Permitting	11,372.50
Eng & Leg - Wastewater Project	07/15/15	2015-6072	River City Engineering LTD. - WWTP permitting	3,808.75
Eng & Leg - Wastewater Project	08/15/15	2015-6111	River City Engineering LTD. - WWTP	1,467.50

GREEN VALLEY SPECIAL UTILITY
Waste Water Invoices

Account Description	Date	Reference	Trans Description	Debit Amt
Eng & Leg - Wastewater Project	08/15/15	2015-6114	River City Engineering LTD. - WWTP permitting	2,750.00
Eng & Leg - Wastewater Project	08/15/15	2015-6109	River City Engineering LTD. - Union Wine WL	4,025.00
Eng & Leg - Wastewater Project	08/21/15	58186	Texas Land & Right of Way Co. - Water & Sewer Treatment	1,043.00
Eng & Leg - Wastewater Project	09/15/15	2015-6156	River City Engineering LTD. - WWTP	1,425.00
Eng & Leg - Wastewater Project	09/15/15	2015-6158	River City Engineering LTD. - 2014 WWTP permitting	5,145.00
Eng & Leg - Wastewater Project	10/15/15	2015-6199	River City Engineering LTD. - 2014 WWTP Permitting	5,310.00
Eng & Leg - Wastewater Project	11/15/15	2015-6237	River City Engineering LTD. - 2014 WWTP Permitting	2,007.50
Eng & Leg - Wastewater Project	12/15/15	2015-6276	River City Engineering LTD. - WWTP Permitting	150.00
Eng & Leg - Wastewater Project	01/15/16	2016-6329	River City Engineering LTD. - WWTP Permitting	4,060.00
Eng & Leg - Wastewater Project	02/15/16	2016-6370	River City Engineering LTD. - WWTP Permitting	1,950.00
Eng & Leg - Wastewater Project	03/15/16	2016-6409	River City Engineering LTD. - WWTP Permitting	1,323.75
Eng & Leg - Wastewater Project	04/15/16	2016-6448	River City Engineering LTD. - WWTP Permitting	3,125.00
Eng & Leg - Wastewater Project	05/15/16	2016-6496	River City Engineering LTD. - WWTP Permitting	750.00
			Total	219,582.33



Green Valley Special Utility District
529 South Center Street
P.O. Box 99
Marion, Texas 78124
(830) 914-2332
www.gvsud.org

IH 10 INDUSTRIAL PARK WATER SERVICE FEASIBILITY STUDY

November 15, 2013
Revised June 25, 2014
Revised November 19, 2014



Texas Engineering Firm F-1548 Texas Survey Firm 10183049

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1.0 General Overview

Green Valley Special Utility District (GVSUD) authorized River City Engineering, Inc. (RCE) to prepare this Water Service Feasibility Study for the proposed development named **GVDC – IH 10 Industrial Park** by Verbal Authorization on September 27, 2013. GVDC requested revision to the report in June 2014, and November 2014.

RCE reviewed the potential impact for GVSUD to provide domestic potable water service to the above referenced development. This study reviews the proposed land use assumptions (LUA) which defines the intended use of the proposed development. This LUA is used to determine the proposed development's requested domestic potable water usage or volume. RCE compares GVSUD's existing available water rights inventory to the proposed development's water demand request. This comparison insures the proposed development is aligned with any of GVSUD's long-term planning goals. RCE then models how the proposed development would impact GVSUD infrastructure and what improvements and associated costs would be required to deliver the proposed development their domestic potable water demand request. In addition to domestic potable water service, RCE reviews any infrastructure improvements necessary to provide the proposed development additional emergency water services. The proposed infrastructure improvements are shown on Exhibit 1 - Proposed Development Vicinity Map. Exhibit 1 will be revised once the land has been platted and the location of the GVSUD meter station has been confirmed. Finally, RCE recommends condition items for GVSUD management and Board of Directors consideration. The purpose of this Water Service Feasibility Study is to advise GVSUD management on the potential positive and negative impacts that this non-standard service request could have on GVSUD's current and future public water system. The Water Service Feasibility Study may be used as a toolbox of negotiation items that can be reviewed, discussed, and agreed between GVSUD and the proposed development. The final approval of any GVSUD domestic potable water service contract with any proposed development shall be through compliance with GVSUD tariff and by vote of the GVSUD Board of Directors.

2.0 Land Use Assumptions (LUA)

The proposed development is located at the northwest corner of Santa Clara Road and IH 10. The intended Land Use Assumption (LUA) for this proposed development is zoned light industrial. The property owner, Guadalupe Valley Development Corporation (GVDC) provided projections for the build-out Equivalent Dwelling Units (EDU) that will occupy this 159.5 acre proposed development. The phased development will include 180 EDUs in July 2015, and 103 EDUs for three additional phases for a total EDU count of 489, and 294 acre feet of water per year. The development has requested the following meter sizes: 10 1-inch, 10 2-inch, 5 4-inch and 10 6-inch meters. This equates to 880 EDUs based on meter size equivalents from the Texas Rural Water Association (TRWA).

3.0 Water Availability

The applicant provided projected water use calculations of 95 million gallons per year, 8 million gallons per month and a highest day use of 622,000. Pressure requirements range from 35-80 psi with a 65 psi average for this application.

GVSUD currently has an adequate supply of available water to provide the proposed development as requested in the non-standard water service agreement. To aid in GVSUD's long term plans, RCE recommends the proposed development take advantage of water conservation to reduce the proposed development's water demand such as reduction of irrigation demand, and other conservative designs (example: drought hardy grass and efficient water fixtures) can further reduce the proposed development's water demand request and look more attractive for a GVSUD non-standard water service agreement.

To summarize GVSUD's water availability situation, currently GVSUD has sufficient domestic potable water to supply this proposed development. From RCE's analysis, it is reasonable to conclude that GVSUD can be assured it can provide long-term continuous and adequate retail public water utility service to this proposed non-standard service request.

4.0 Impact to Existing Domestic Potable Water Infrastructure

Impact to Existing Distribution System

The Wagner Pressure Plane serves the area southwest of the City of Marion located in the center of GVSUD's distribution system. This pressure plane has a hydraulic grade line of 880 feet mean sea level. This area is currently using the Canyon Regional Water Authority (CRWA) Wagner Booster Pump Station to serve this pressure plane. The existing infrastructure at the Wagner Booster Pump Station includes two (2) 2MG ground storage tanks and five (5) booster pumps each with a capacity of 2,250 gpm.

The nearest connection to the existing GVSUD water distribution system is an 8-inch PVC water line and 2-inch PVC water line on the north side of Bolton Road. Neither of these pipes have the capacity to meet the water and fireflow demands required for this development, however they will supplement flows during maintenance operations or potential fireflow scenarios.

There is an existing CRWA water transmission main of adequate size available to service the proposed development. The 24" transmission main receives water from the CRWA Leissner Booster Pump Station 2MG ground storage tank with an overflow of 670 feet with an additional pump head of 227 feet. The water main runs along the south side of IH 10 from east to west, and recently a transmission main has been installed within the GVDC Industrial Tract as part of the CRWA Santa Clara Transmission Main Project.

Pressure readings from a nearby fire hydrant indicate that the pressure averages 128 psi at this location.

To serve this tract, GVSUD will design and construct a metering station within the property to provide service to this development and the surrounding service area. The metering station will be located within a 50 foot by 50 foot tract of land along the west boundary of the IH 10 Industrial Park property. Exhibit 1 contains several maps from the Developer's application showing the proposed development. GVSUD will design and construct the meter station to serve the development and the adjacent service area. The property will be GVSUD's Fee Simple property and the meter station will be controlled by CRWA. The location of the meter station site shall be coordinated with GVSUD prior to platting or dedication.

The internal piping infrastructure within the property will be the responsibility of the developer and should be coordinated with GVSUD. Once approved for construction and the installation has been accepted by GVSUD the internal waterlines within the development will be dedicated to GVSUD for future operation and maintenance. The internal piping within the development shall be tied to the existing distribution system along Bolton Road and Santa Clara Road during construction. All piping within this development is proposed to be 16-inch C-905 PVC. During previous discussions on this tract, GVSUD requested utility easements along the property boundaries for future water and wastewater infrastructure. These easements shall be coordinated with GVSUD prior to platting or dedication.

Due to the CRWA Leissner Booster Pump Station pressure plane serving at 897 feet of head, the meter station will be designed with a pressure reducing valve to reduce pressure delivered to the development and surrounding service area. The topography of the property averages an elevation of 618'; this would correlate to a pressure at the meter station of approximately 120 psi or 279 feet of head. This application for service requests a pressure range of 35-80 psi with an average of 65 psi.

Impact to Existing Water Storage

The water demand required for the proposed development shall be delivered from the Leissner Booster Pump Station with a 2MG volume tank. The ground storage tank located at Leissner Booster Pump Station will not require any improvements to accommodate the domestic potable water demand request for the proposed development. Additional storage is provided by current GVSUD and CRWA infrastructure, including the Wagner Booster Pump Station, the Plant 3 elevated storage tank and GVSUD has a project identified within their master plan to construct additional elevated storage in this area in the future.

5.0 Additional Emergency Water Services

Additional emergency water services are desired by the proposed development to meet a specific fire flow requirements. The proposed development's engineer shall provide the required fireflow criteria to GVSUD that verify the applicable state and local standards are satisfied for an industrial development of this size in this area.

With the proposed GVSUD water distribution system listed above, it is our engineering opinion that the system is capable of delivering additional emergency water services required by standard fireflow criteria and subject to the same conditions if the GVSUD Board of Directors decides to offer this additional service. The developer shall verify the fireflow requirements at the time of construction and verify any reductions available for providing a sprinkler system within the development. The additional emergency water service requirements for the proposed development shall be **zoned light industrial (I-1)**, the additional emergency water service available at a minimum follows:

Flow: **3000 gpm**

Duration: **240 minutes**

Pressure: **25 psi**

3000 gpm * 240 minutes = 720,000 gallons of additional emergency water volume required. The development will have access to more than adequate supply of water; RCE has no reservations in providing additional emergency water service with the proposed upgrades to the system and extension of the CRWA water transmission main. The 3000 gpm requirement allows for the largest building feasible, which includes a Type I or Type II structure equipped with a sprinkler system. Fireflow requirements may be reduced once the future tenants and type of construction are identified. This site will have water available from multiple sources for long term uninterrupted service.

6.0 Wastewater Service

The application for service also included a request for sanitary sewer service. The calculations provided within the application indicate a Dry Weather Average Daily Flow of 119,805 gallons per day for treatment and conveyance capacity. GVSUD has multiple service options available to this tract of land. The development will be responsible for design and construction of the onsite collection system. The offsite conveyance and treatment facilities will be designed and constructed by GVSUD. The development will be responsible for the costs associated with the conveyance infrastructure and treatment capacity required to address their application, GVSUD will fund any oversizing of the collection and conveyance system or treatment facilities. At this time the estimated cost for the offsite conveyance system and treatment facilities required to address the flowrates provided in the Developer's application is \$3,624,200. This estimate was calculated based on the Living Unit Equivalent (LUE) referenced in the

application, totaling 489 at full buildout. This estimated cost will secure capacity in the conveyance system and treatment facility for full build out of the development.

To address the timeline of the development, GVSUD will have service available to meet the Developer's flowrate at the time of development. The District is working toward agreements for longterm wastewater service within their CCN, and will meet the requirements of the development.

7.0 Estimated Costs – Water Impact Fees

GVSUD has elected to construct the meter station to serve this tract and adjacent developments at their expense. The only expense at this time for the developer will be the internal waterlines to serve their development, connections to adjacent infrastructure and easement/fee simple property dedication.

GVSUD's current impact fee is \$2600 per EDU. A summary of the meter sizes and associated impact fees is shown below:

10 1-inch meters = $10 \times 2.5 \text{ EDUs/meter} = 25 \text{ EDUs} \times \$2600 = \$65,000$

10 2-inch meters = $10 \times 8 \text{ EDUs/meter} = 80 \text{ EDUs} \times \$2600 = \$208,000$

5 4-inch meters = $5 \times 30 \text{ EDUs/meter} = 150 \times \$2600 = \$390,000$

10 6-inch meters = $10 \times 62.5 \text{ EDUs/meter} = 625 \times \$2600 = \$1,625,000$

Total Impact Fees associated with this request = \$2,288,000

EDUs/meter calculations were calculated per meter using TRWA's meter equivalents table.

8.0 Conclusion and Recommendations

In our engineering opinion, the GVSUD's domestic potable water system is capable of serving this proposed development with potable domestic water service provided that the conditions outlined in this report are met by the proposed development.

The following condition items are provided for GVSUD's consideration:

1. Dedication of easements along all boundary lines for exclusive use by GVSUD.
2. Dedication of a fee simple property for the meter station installation. Location to be determined in coordination with GVSUD prior to platting with the City of Cibola.
3. GVSUD recommends using residential pressure reducing valves at each meter should the developer/engineer require reduced pressure.
4. Proposed development meets GVSUD's satisfaction that all possible conservation design responsibilities have been established and the proposed development domestic potable water demand request is reduced due to conservation measures.

5. The proposed development complies with GVSUD's tariff requirements and pays all applicable fees.
6. Attachment 2 provides the required easement certification for platting and GVSUD water service, to be included on the plat documents. All water mains to be within dedicated easements.
7. GVSUD shall approve the location and material type for piping and all appurtenances prior to construction and final acceptance of the project in accordance with GVSUD standard waterline specifications.
8. Upon construction completion and GVSUD acceptance, all system improvements shall be dedicated to and maintained by GVSUD. The contractor must warranty all construction for a minimum of one year. All system improvements that are not prepared by GVSUD must be submitted to GVSUD for review and approval. In addition, approval from TCEQ will be required as a condition of construction approval by GVSUD.
9. Payment of the associated offsite conveyance and treatment capacity fees will guarantee capacity for all phases of the proposed development. The design and construction of all offsite conveyance system and treatment facilities will be completed by GVSUD with the Developer being responsible for the associated cost to secure the required capacity. The onsite collection system will be the sole expense of the Developer and dedicated to GVSUD for future operation and maintenance.

This water service feasibility study is subject to the approval and/or modification by the GVSUD Board of Directors after consideration of the information provided herein and the application of the policies of GVSUD.

Thank you for the opportunity to prepare this water service feasibility study. If you have any questions, please do not hesitate to contact River City Engineering at (830) 626-3588.

Sincerely,

Garry D. Montgomery, P.E.
River City Engineering, PLLC

Revised June 25, 2014
Revised November 19, 2014

Exhibit 1
(Proposed Development Location
Maps Provided by the Developer)

Attachment 2 (Easement Certification)

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

This land development plat has been submitted to and approved by Green Valley Special Utility District for Easements. Upon request of the Customer and payment of the required fees, the District will provide domestic water service to each lot in this Subdivision, by Agreement with the Developer.

Agent:
Green Valley Special Utility District

EASEMENT CERTIFICATE

The Owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, dedicates to the Green Valley Special Utility District of Marion, Texas, its successors and assigns, a perpetual Easement with the right to erect, construct, install and lay over and across those areas marked as "Waterline Easement" and in all streets and byways, such pipelines, service lines, water meters and other water system appurtenances as it requires, together with the right of ingress and egress, the right to remove from said lands all trees, shrubs, grasses, pavements, fences, structures, improvements, or other obstructions which may interfere with the facility or the access thereto. It is agreed and understood that no building, concrete slab or walls will be placed within said Easement areas. No other utility lines may be located within 36" parallel to water lines.

Any monetary loss to Green Valley SUD resulting from modifications required of utility equipment located within said Easements due to grade change or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations. Upon entering in and upon said Easement, the District will endeavor to restore the land surface to a useable condition but is not obligated to restore it to a pre-existing condition.

The Easement conveyed herein was obtained or improved through Federal financial assistance. This Easement is subject to the provision of Title VI of the Civil Rights Act of 1964, and the regulations issued pursuant thereto for so long as the Easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it; whichever is longer.

Owner

(This Easement Certificate is to be executed and notarized by Owner of property and affixed to plat.)

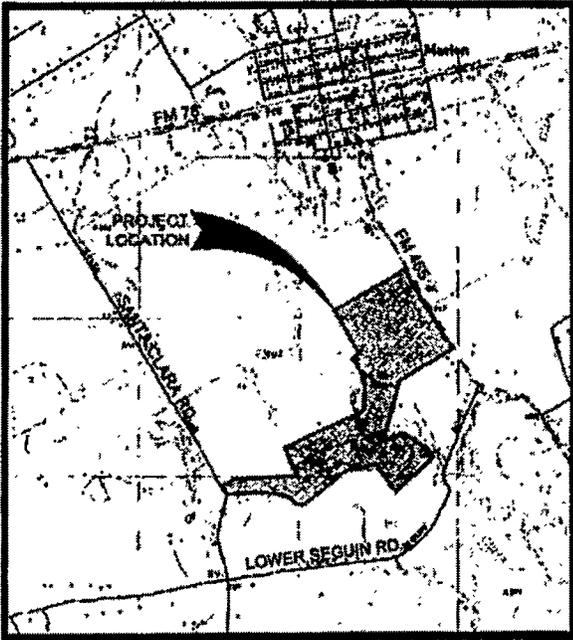


Green Valley Special Utility District

529 South Center Street
P.O. Box 99
Marion, Texas 78124
(830) 914-2332
www.qvsud.org

**Woods of St. Claire
Subdivision**

**WATER SERVICE
FEASIBILITY
STUDY**



River City Engineering, PLLC
1011 W. County Line Road
New Braunfels, Texas 78130
(830) 626-3588
www.rcetx.com
RCE Project #6096-130

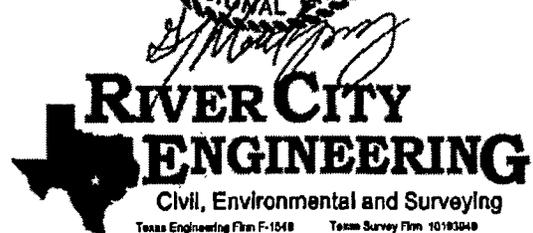
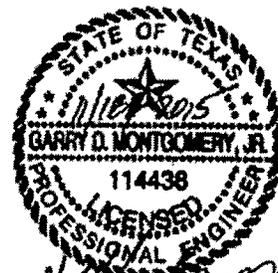


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1.0 General Overview

Green Valley Special Utility District (GVSUD) authorized River City Engineering, PLLC. (RCE) to prepare this Water Service Feasibility Study for the proposed development named **Woods of St. Claire** by Verbal Authorization on July 31, 2015.

RCE reviewed the potential impact for GVSUD to provide domestic potable water service to the above referenced development. This study reviews the proposed land use assumptions (LUA) which defines the intended use of the proposed development. This LUA is used to determine the proposed developments requested domestic potable water usage or volume. RCE compares GVSUD's existing available water rights inventory to the proposed development's water demand request. This comparison insures the proposed development is aligned with GVSUD's long-term planning goals. RCE then assesses how the proposed development would impact GVSUD infrastructure and what improvements and associated costs would be required to deliver the proposed development their domestic potable water demand request. In addition to domestic potable water service, RCE reviews any infrastructure improvements necessary to provide the proposed development additional emergency water services, as requested by the applicant. The proposed infrastructure improvements are shown on Exhibit 1 - Proposed Development Vicinity Map. Finally, RCE recommends condition items for GVSUD management and Board of Directors consideration. The purpose of this Water Service Feasibility Study is to advise GVSUD management on the potential positive and negative impacts that this non-standard service request could have on GVSUD's current and future public water system. The Water Service Feasibility Study may be used as a toolbox of negotiation items that can be reviewed, discussed, and agreed between GVSUD and the proposed development. The final approval of any GVSUD domestic potable water service contract with any proposed development shall be through compliance with GVSUD tariff and by vote of the GVSUD Board of Directors.

2.0 Land Use Assumptions (LUA)

The proposed development is located along FM 465, approximately 0.59 miles south of the city of Marion. The intended Land Use Assumption (LUA) for this proposed development is zoned Residential. This 237 acre proposed phased development will contain 105 5/8 x 3/4 -inch water meters for Residential use, equating to **105 build-out Equivalent Dwelling Units (EDU)**. For planning purposes the GVSUD Board of Directors and management typically use 0.4 acre-feet/year as a conservative measure of annual water use to estimate future use of planned developments. Therefore, the proposed development is requesting a non-standard water service contract for GVSUD to supply **42 acre-feet** of domestic potable water per year.

Water Availability

Based on the computation of the annual projected water use divided by 357 gallons per EDU per day, the developer has requested 105 $5/8 \times 3/4$ -inch metered services for Residential at final build out of the proposed development. The annual water usage equates to approximately 14 million gallons. RCE and GVSUD use the conservative value of 0.4 acre-feet/connection for planning purposes in this report. GVSUD currently has an adequate supply of available water to provide the proposed development as stated in the non-standard water service application. To aid in GVSUD's long-term plans, RCE recommends the proposed development take advantage of water conservation design responsibilities to reduce the proposed development's water demand. Such design responsibilities like reduction of irrigation demand, and conservation designs (example: drought hardy grass and efficient water fixtures) can further reduce the proposed development's water demand request and look more attractive for a GVSUD non-standard water service agreement.

To summarize GVSUD's water availability situation, currently GVSUD has sufficient domestic potable water to supply this proposed development. From RCE's analysis, it is reasonable to conclude that GVSUD can be assured it can provide long-term continuous and adequate retail public water utility service to this proposed non-standard service request.

3.0 Impact to Existing Domestic Potable Water Infrastructure

Impact to Wagner Booster Pump Station

The proposed development shall be serviced with available water from the District's Wholesale water provider from the Wagner Booster Pump Station. The proposed development would not require any modifications to the existing site infrastructure for adequate Domestic Potable Water Service.

Impact to Existing Distribution System

There is an existing GVSUD water distribution pipe of 12-inch diameter in the vicinity of the proposed development. The 12-inch water main is located on the east side of Santa Clara Road adjacent to this development. This waterline currently provides Domestic Potable Water service to local connections. The developer will be required to construct a 12-inch water main from Santa Clara Road to supply the development. GVSUD shall be responsible for construction of subsequent 12-inch waterlines for future growth as shown in Exhibit 1.

The topography as provided by the Guadalupe County contours shows the highest area of the development at the 630 MSL contour. With Wagner Pump Station hydraulic pressure plane being at 880 feet, the District can serve the proposed 237 acre

development from the existing pressure available. Due to the approximate maximum 280 feet of head (121 psi) at the lowest point and minimum 250 feet of head (108 psi) at the highest point in the tract, the pressure within the development will be adequate for domestic use. The potable water service pressure requested typically is in the 35-70 psi range, therefore the developer may opt to install pressure reducing valves at their service to lower pressure.

Impact to Existing Water Storage

The water demand required for the proposed development shall be delivered from the ground storage tanks at the Wagner Booster Pump Station with the existing 4 million gallon volume tanks. The ground storage tank located at Wagner Booster Pump Station will not require any improvements to accommodate the domestic potable water demand request for the proposed development. The current pressure plane provides compliance with TCEQ minimums for pumping capacity, ground storage and elevated or hydro-pneumatic storage. GVSUD is planning elevated storage for this service area as part of the priority Capital Improvement Projects.

4.0 Additional Emergency Water Services

Additional emergency water services were requested at a rate of 500 gpm to meet fireflow demands for the site. With the proposed improvements discussed in Section 3.0 the District will be able to provide the required flow demands without reservation.

5.0 Estimated Costs

Table 6.1 summarizes the expected costs to the proposed development required for GVSUD to confidently provide **domestic potable water service** to the proposed development. The internal piping will be designed, modeled and constructed by the developer once approved by GVSUD. Once released for service all internal piping shall be dedicated to GVSUD for operation and maintenance. The water impact fees are shown in the table, these are due at time of meter request.

Table 6.1: Water Fees

WATER ACQUISITION	CONNECTION FEE	IMPACT FEE	TOTAL DUES	TOTAL COST
\$1,500	\$925	\$2,600	105	\$527,625

The Developer will be responsible for the cost associated with the installation of a 12-inch PVC water distribution main and associated appurtenances through the development. GVSUD shall be responsible for the cost associated with the installation of 12-inch lines to tie the development into the existing water system as shown in Exhibit 1. A cost estimate is available for review in Attachment 2.

6.0 Conclusion and Recommendations

In our engineering opinion, the GVSUD's domestic potable water system is capable of serving this proposed development with potable domestic water service provided that the conditions outlined in this report are met by the proposed development.

The following condition items are provided for GVSUD's consideration:

1. Infrastructure improvements associated with installation of 12-inch PVC distribution main and appurtenances to provide service to the proposed development. All waterline easements shall be 20 foot in width and dedicated to GVSUD in the plat for the property.
2. The proposed development complies with GVSUD's tariff requirements and pays all applicable fees.
3. Attachment 2 provides the required easement certification for platting and GVSUD water service, to be included on the plat documents.
4. GVSUD shall approve the location and material type for piping and all appurtenances prior to construction and final acceptance of the project in accordance with GVSUD standard waterline specifications at time of preliminary and final platting. Electrical, telephone and wastewater conflicts shall be minimized. A GVSUD Inspector will be present during installation of waterline improvements.
5. Upon construction completion and GVSUD acceptance, all system improvements shall be dedicated to and maintained by GVSUD. The contractor must warranty all construction for a minimum of one year. All system improvements that are not prepared by GVSUD must be submitted to GVSUD for review and approval prior to construction.
6. A cost estimate of anticipated impact fees has been provided. Impact fees will be due at the time of service request, not at time of platting.

This water service feasibility study is subject to the approval and/or modification by the GVSUD Board of Directors after consideration of the information provided herein and the application of the policies of GVSUD. Thank you for the opportunity to prepare this water service feasibility study. If you have any questions, please do not hesitate to contact River City Engineering at (830) 626-3588.

Sincerely,

Garry D. Montgomery, P.E.
River City Engineering, PLLC.

Exhibit 1

(Proposed Improvements)

Green Valley Special Utility District
 River City Engineering
 Civil, Environmental & Geotechnical
 1000 N. 1st St., Suite 100, Reno, NV 89501
 (775) 784-1111
 www.rivercityeng.com

RECORDED BY PAS
 10/27/2010

CHECKED BY CSM
 10/27/2010

PROJECT NO. 0996-130

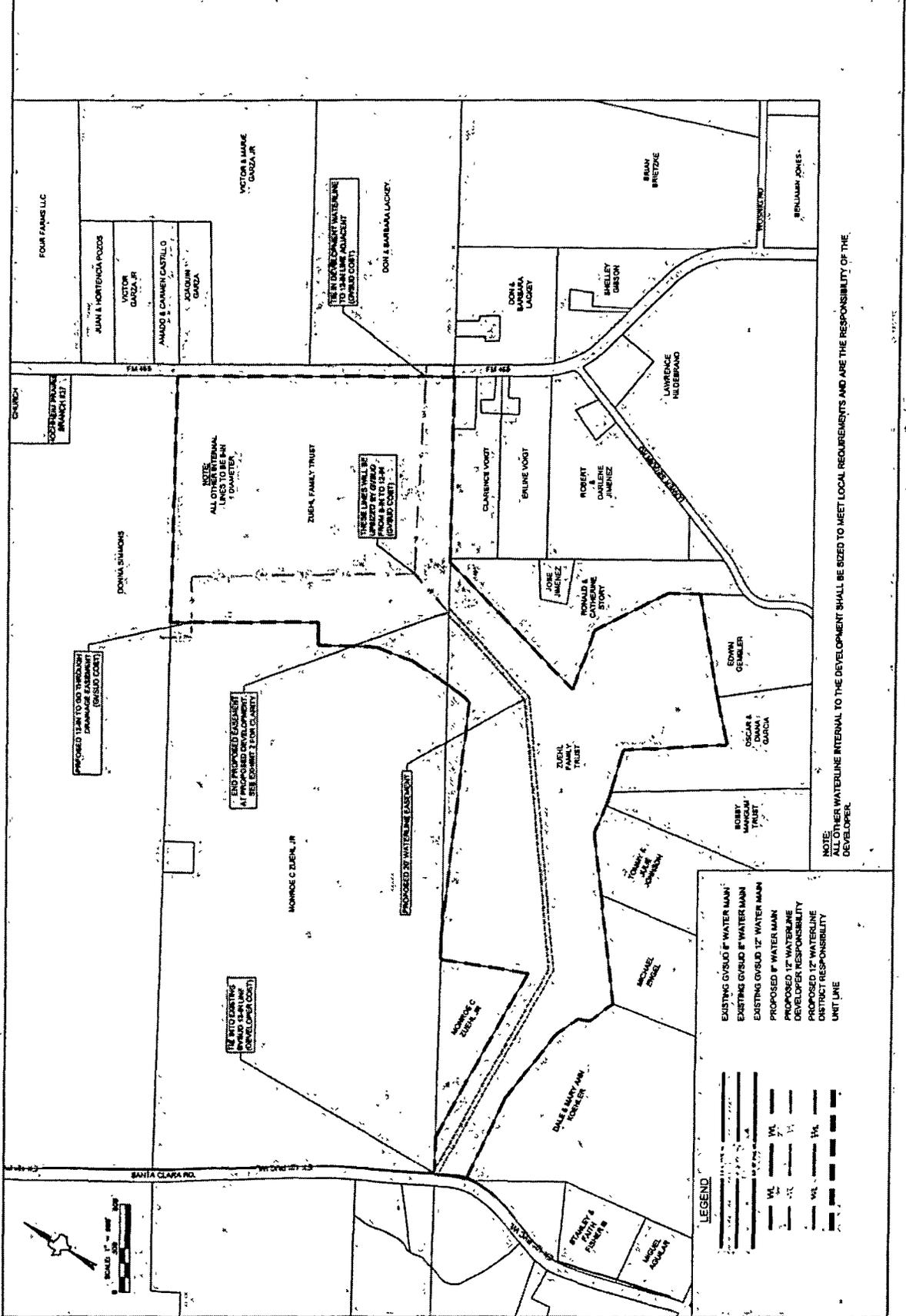
DATE: 10/27/2010

SCALE: AS SHOWN

DATE: 10/27/2010

PROJECT: 0996-130

DATE: 10/27/2010



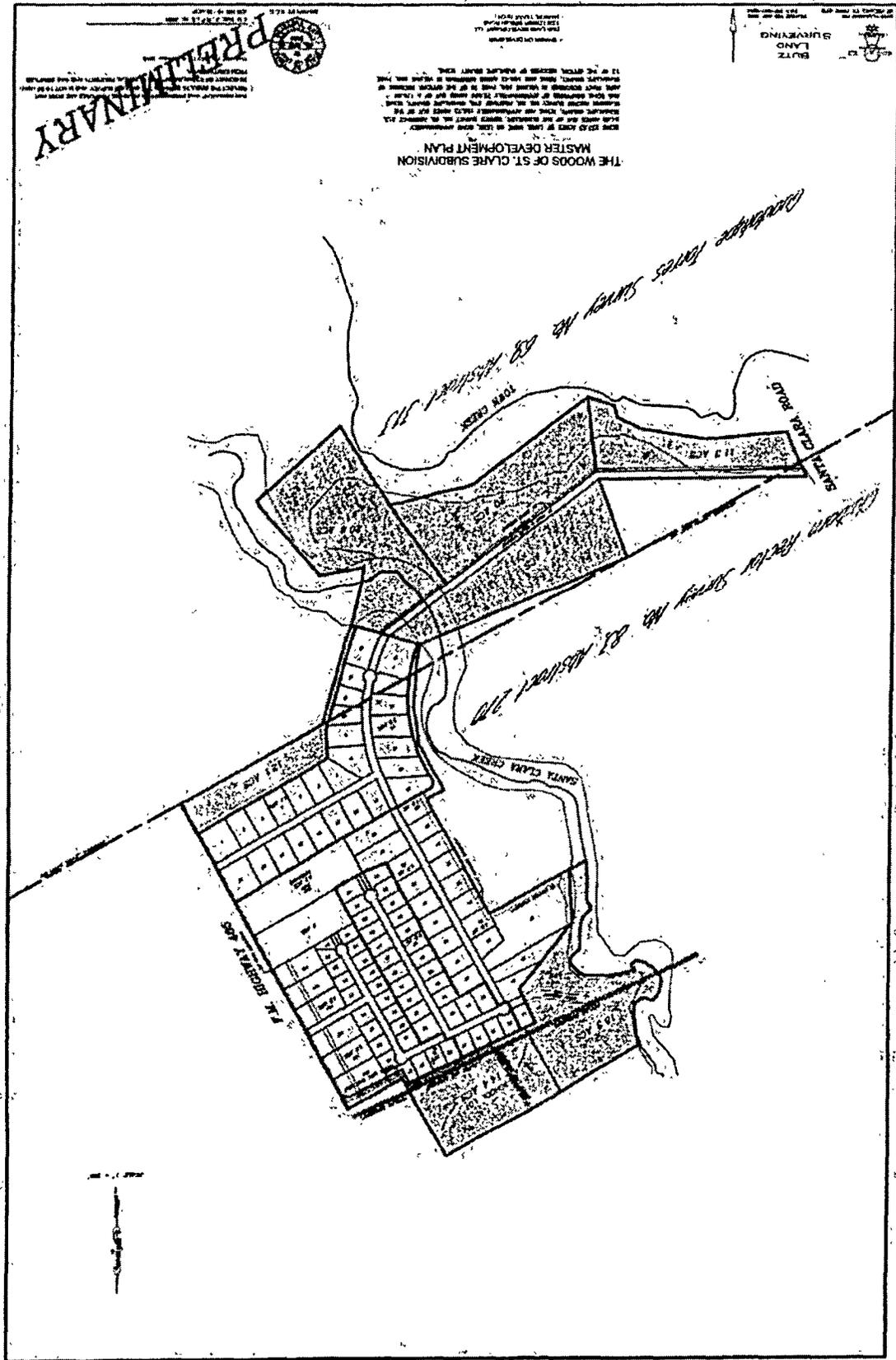
NOTE: ALL OTHER WATERLINE INTERNAL TO THE DEVELOPMENT SHALL BE SIZED TO MEET LOCAL REQUIREMENTS AND ARE THE RESPONSIBILITY OF THE DEVELOPER.

LEGEND

- EXISTING OVER 12" WATER MAIN
- EXISTING OVER 12" WATER MAIN
- EXISTING OVER 12" WATER MAIN
- PROPOSED 12" WATER MAIN
- UNIT LINE

Exhibit 2

(Development Detail)



Attachment 1 (Easement Certification)

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

This land development plat has been submitted to and approved by Green Valley Special Utility District for Easements. Upon request of the Customer and payment of the required fees, the District will provide domestic water service to each lot in this Subdivision, by Agreement with the Developer.

Agent
Green Valley Special Utility District

EASEMENT CERTIFICATE

The Owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, dedicates to the Green Valley Special Utility District of Marion, Texas, its successors and assigns, a perpetual Easement with the right to erect, construct, install and lay over and across those areas marked as "Waterline Easement" and in all streets and byways, such pipelines, service lines, water meters and other water system appurtenances as it requires, together with the right of ingress and egress, the right to remove from said lands all trees, shrubs, grasses, pavements, fences, structures, improvements, or other obstructions which may interfere with the facility or the access thereto. It is agreed and understood that no building, concrete slab or walls will be placed within said Easement areas. No other utility lines may be located within 36" parallel to water lines.

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The Easement conveyed herein was obtained or improved through Federal financial assistance. This Easement is subject to the provision of Title VI of the Civil Rights Act of 1964, and the regulations issued pursuant thereto for so long as the Easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

Owner

(This Easement Certificate is to be executed and notarized by Owner of property and affixed to plat.)

Attachment 2 (Cost Estimate)

Green Valley SUD Woods of St. Claire Development Engineer's Opinion of Probable Cost					
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
1	Site Preparation	AC	1.57	\$2,500.00	\$3,925.00
2	Revegetation, (Hydromulch)	AC	1.57	\$2,000.00	\$3,140.00
3	Erosion Control Measures (Silt Fence & Matting)	LS	1	\$2,000.00	\$2,000.00
4	Environmental Protection/Storm Water Pollution Prevention	LS	1	\$1,500.00	\$1,500.00
5	Traffic Control, Signs & Barricades	LS	1	\$1,500.00	\$1,500.00
6	Trench Excavation Safety Protection	LF	3,416	\$1.00	\$3,416.00
7	12" C-909 PVC Waterline by Bore in 24" Steel Casing	LF	90	\$400.00	\$36,000.00
8	12" C-909 PVC Waterline by Open Cut	LF	3,416	\$45.00	\$153,720.00
9	Fire Hydrant Assembly	EA	5	\$4,500.00	\$22,500.00
10	2" Blow-off Temporary	EA	2	\$2,500.00	\$5,000.00
11	12" Gate Valve	EA	4	\$3,500.00	\$14,000.00
12	Testing & Disinfection	LF	3,416	\$0.75	\$2,562.00
14	Pipe Fittings	TON	1.00	\$7,500.00	\$7,500.00
15	8" to 12" Upsize	LF	7,564	\$5.00	\$37,820.00
TOTAL CONSTRUCTION ITEMS					\$294,583.00
	Bonds & Insurance	7%			\$20,621.00
	Contingencies	10%			\$29,458.00
TOTAL CONSTRUCTION COSTS					\$344,662.00
	Easement Acquisition	LS			\$ 4,500.00
	Engineering/Survey/Construction Admin	12%			\$41,359.00
TOTAL COSTS					\$390,521.00

ORDINANCE # 11-2014

AN ORDINANCE OF THE CITY OF MARION, TEXAS AMENDING ORDINANCE 5-2013 TO ESTABLISH THE SEWER RATES FOR FISCAL YEAR 2015 FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS IN THE CITY OF MARION, TEXAS; PROVIDING SEWER RATES FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS OUTSIDE THE CITY LIMITS OF THE CITY OF MARION, TEXAS; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE; AND PROVIDING FOR THE EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARION,
GUADALUPE COUNTY, TEXAS:

SEWER RATES.

A. Residential Customers in and out of the City of Marion, Texas.

1. There is a fixed rate of \$31.00 per month for the residential customer in the City of Marion, Texas for 0 to 3,000 gallons of water as determined by averaging the monthly water consumption for the preceding December, January, and February; and
2. There is a fixed rate of \$18.00 per month for the residential customer in the City of Marion, Texas for 3,001 gallons and plus gallons, in addition to the fixed rate charge a \$4.85 (four dollars and eighty-five cents) charge per each 1,000 gallons, or portion thereof, of water consumed based upon the average monthly water consumption for the preceding December, January, and February. This additional charge will be a fixed additional monthly charge effective from the first day of March each year until the last day of February the following year, at which time a new fixed monthly rate will be implemented, determined by averaging the monthly consumption rate of gallons of water used the preceding December, January, and February.

B. Commercial Customers in and out of the City of Marion, Texas.

1. There is a fixed rate of \$31.00 per month for the commercial customer in the City of Marion, Texas for up to 0 to 3000 gallons of water used by the commercial customer in the City of Marion, Texas; and
2. There is a fixed rate of \$18.00 per month for the commercial customer in the City of Marion, Texas for 3,001 gallons and plus gallons, in addition to the fixed rate charge, a \$5.10 (five dollars and ten cents) charge per each 1000 gallons, or portion charge per each 1000 gallons, or portion thereof, of water over and above the 3,001 plus gallons used per month by the commercial customer in the City of Marion, Texas.

THIS ORDINANCE is to be an effective ordinance for the March sewer service, which will be billed October 1, 2014.

A COPY OF THIS ORDINANCE or an appropriate caption thereof, is to be published in the official newspaper of the City of Marion, Texas, as provided by the law of the State of Texas.

THIS ORDINANCE will be an effective ordinance ten days after its passage and approval by the City Council of the City of Marion, Texas.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARION, TEXAS, on the 15th day of September 2014, A.D.



GLENN A. HILD
MAYOR

ATTEST:



Laurie J. Huebinger
City Secretary

2015 SEWER FEES

RESIDENTIAL RATES

GALLONS	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000	11,000	12,000	13,000	14,000	15,000
BASE RATE	\$ 31.00	\$ 31.00	\$ 31.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00
\$	4.85	\$ -	\$ -	\$ 19.40	\$ 24.25	\$ 29.10	\$ 33.95	\$ 38.80	\$ 43.65	\$ 48.50	\$ 53.35	\$ 58.20	\$ 60.05	\$ 67.90	\$ 72.75
\$	31.00	\$ 31.00	\$ 31.00	\$ 37.40	\$ 42.25	\$ 47.10	\$ 51.95	\$ 56.80	\$ 61.65	\$ 66.50	\$ 71.35	\$ 76.20	\$ 78.05	\$ 85.90	\$ 90.75

COMMERCIAL RATES

GALLONS	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000	11,000	12,000	13,000	14,000	15,000
BASE RATE	\$ 31.00	\$ 31.00	\$ 31.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00
\$	5.10	\$ -	\$ -	\$ 20.40	\$ 25.50	\$ 30.60	\$ 35.70	\$ 40.80	\$ 45.90	\$ 51.00	\$ 56.10	\$ 61.20	\$ 66.30	\$ 71.40	\$ 76.50
\$	31.00	\$ 31.00	\$ 31.00	\$ 38.40	\$ 43.50	\$ 48.60	\$ 53.70	\$ 58.80	\$ 63.90	\$ 69.00	\$ 74.10	\$ 79.20	\$ 84.30	\$ 89.40	\$ 94.50

**City of Schertz
Schedule of Fees**

Sewer Rates	2015-16
<u>Residential Rates (Single Family)</u>	
Base Rate-per month	\$ 9.22
Per 1,000 gal Charge, Per Month	
City line Maintenance fee plus Franchise fee	\$ 0.36
User Charge based on 100% of avg consumption mo. User avg. based on Nov, Dec, and Jan, min. 500 gals.	\$ 3.15
 Per 1,000 gal charge Total- 12,000 gallons or less greater than 12,000 gallons	 \$ 3.51 \$ 6.95
<u>Business and Multi-family Dwelling Units:</u>	
Base Rate per month	\$ 11.69
The base rate shall be assessed in terms of connection equivalents which shall be as follows: the customer's previous 12 month water consumption as determined at the annual re-rating in February divided by 365, with the results of such division then divided by 245 gallons. The figure arrived at by the second division shall be the customer's "connection equivalent". Each business shall be assessed a base rate.	
Per 1,000 gal Charge, Per Month	
Line Maintenance-Commercial/Industrial users plus Franchise fee	\$ 0.45
User Charge-based on 100% of water consumed	\$ 3.15
 Per 1,000 gal charge Total- 12,000 gallons or less greater than 12,000 gallons	 \$ 3.60 \$ 7.02
<u>Public Schools</u>	
Base Rate per month	\$ 11.69
Base Rate-each public school shall be assessed a base rate per connection equivalent determined as in Business and Multi-family dwelling units above. (per month)	
Per 1,000 gal Charge, Per Month	
Line Maintenance-Commercial/Industrial users	\$ 0.45
User Charge-based on 100% of all water consumed	\$ 3.15
 Per 1,000 gal charge Total- 12,000 gallons or less greater than 12,000 gallons	 \$ 3.60 \$ 7.02
<u>For Information Purposes Only:</u>	
Cibolo Creek Municipal Authority (CCMA), Per 1,000 gallons includes 5% franchise fee	\$ 3.15



Fiscal Year 2016 Budget
flowing solutions

Rates and Rate Structures

WESTERN CANYON DIVISION (cont.)	2014 Actual	2015 Actual	2016 Budget	Unit of Measure	Change	Effective Date
Wastewater Treatment Plant - Common Rates:						
Reconnection Fee: Wastewater	\$500.00	\$500.00	\$500.00	connection	-	Sep 01
Customer Re-Inspection Fee	\$100.00	\$100.00	\$100.00	inspection	-	Sep 01
Transfer Fee	\$40.00	\$40.00	\$40.00	transfer	-	Sep 01
Tampering Fee	\$70.00	\$70.00	\$70.00	+damages	-	Sep 01
NSF Fee	\$25.00	\$25.00	\$25.00	occurrence	-	Sep 01
Late Charge Penalty	5%	5%	5%	mthly fee	-	Sep 01
Cordillera WWTP:						
Wastewater – Connection Fees	\$1,550.00	\$1,550.00	\$1,550.00	connection	-	Oct 01
+ Grinder Pump	pump @ cost	pump @ cost	pump @ cost			
Wastewater – Monthly Fees	\$61.00	\$64.00	\$64.00	LUE	-	Oct 01
Johnson Ranch WWTP:						
Wastewater – Connection Fees	\$550.00	\$550.00	\$550.00	connection	-	Oct 01
Wastewater – Monthly Fees	\$45.00	\$45.00	\$45.00	LUE	-	Oct 01
CALHOUN COUNTY RWS DIVISION						
	2014 Actual	2015 Actual	2016 Budget	Unit of Measure	Change	Effective Date
Reconnect Fee/Trip Charge	\$70.00	\$70.00	\$70.00	connection	-	Sep 01
Call Out Trip Charge	\$180.00	\$250.00	\$250.00	occurrence	-	Sep 01
Transfer Fee	\$40.00	\$40.00	\$40.00	transfer	-	Sep 01
Tampering Fee	\$70.00	\$70.00	\$70.00	+damages	-	Sep 01
Private Hand Valve Installation	\$140.00	\$200.00	\$200.00	minimum	-	Sep 01
NSF Fee	\$25.00	\$25.00	\$25.00	occurrence	-	Sep 01
ACH Fee: individual bank draft at customers request	\$25.00	\$25.00	\$25.00	occurrence	-	Sep 01
Late Charge Penalty	5%	5%	5%	mthly fee	-	Sep 01
Rural Water Distribution System:						
1. 5/8" Meter:						
Tap Fees - New Connection, plus membership fee	\$1,000.00	\$1,000.00	\$1,000.00	connection	-	Oct 01
Tap Fees - Existing Connection, plus membership fee	\$320.00	\$355.00	\$355.00	connection	-	Oct 01
Membership Fees	\$1,200.00	\$1,200.00	\$1,200.00	connection	-	Oct 01
Base Rate up to 2,000 gal.	\$36.00	\$36.00	\$40.00	month	11%	Oct 01
Block Rate over 2,000 gal. (base rate+usage)	\$5.05	\$5.05	\$6.05	1,000 gal.	20%	Oct 01
Dry Tap Rate	\$35.00	\$35.00	\$39.00	month	11%	Oct 01
2. 3/4" Meter:						
Tap Fees - New Connection, plus membership fee	\$1,000.00	\$1,000.00	\$1,000.00	connection	-	Oct 01
Tap Fees - Existing Connection, plus membership fee	\$345.00	\$385.00	\$385.00	connection	-	Oct 01
Membership Fees	\$2,300.00	\$2,300.00	\$2,300.00	connection	-	Oct 01
Base Rate up to 3,000 gal.	\$54.00	\$54.00	\$60.00	month	11%	Oct 01
Block Rate over 3,000 gal. (base rate+usage)	\$5.05	\$5.05	\$6.05	1,000 gal.	20%	Oct 01
Dry Tap Rate	\$53.00	\$53.00	\$59.00	month	11%	Oct 01

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[You are here: Home > Community Services > Utility Services > Residential Rates](#)

Residential Rates

Rates

Water

Gallons	Fee
1,200 gallons or less	\$11.00
1,201 to 3,000 gallons	(Base Rate) \$22.00
3,001 to 7,000 gallons	Additional \$ 4.72 per 1,000 gallons
7,001 to 12,000 gallons	Additional \$ 5.90 per 1,000 gallons
12,001 to 15,000 gallons	Additional \$ 7.09 per 1,000 gallons
15,001 to 20,000 gallons	Additional \$ 8.27 per 1,000 gallons
20,001 to 30,000 gallons	Additional \$10.16 per 1,000 gallons
30,001 to 50,000 gallons	Additional \$17.71 per 1,000 gallons
50,001 and up	Additional \$25.98 per 1,000 gallons
Water Acquisition Fee	\$4.00

Wastewater

For new residential customers receiving wastewater service, monthly billing shall be based upon the average water use per residential account calculated during the city's winter averaging period, until the next sewer averaging period.

Gallons	Fee
First 3,000 gallons of water used	Base Rate - \$15.50
3,001 and up gallons of water used	Additional 1,000 gallons - \$4.40

Drainage

The fee is based on the amount of impervious surface area on each developed land parcel. The average impervious area for single family property is 2,889 square feet and is the billing unit standard - Equivalent Residential Unit (ERU). The rate charged is \$4 per ERU as shown in the tiers below.

Tier	Size	Billing Unit Standard
Small	up to 2,217 square feet	0.7 ERU
Average	2,218 to 3,716 square feet	1.0 ERU
Large	3,717 to 8,000 square feet	1.5 ERU
Rural Lot	more than 8,000 square feet	2.0 ERU

Garbage

Class	Rate
Single Family Home	\$12.69
Curbside Recycling Service	\$2.32



City of Cibolo
200 S. Main St.
Cibolo, TX 78108
Ph: 210-658-9900

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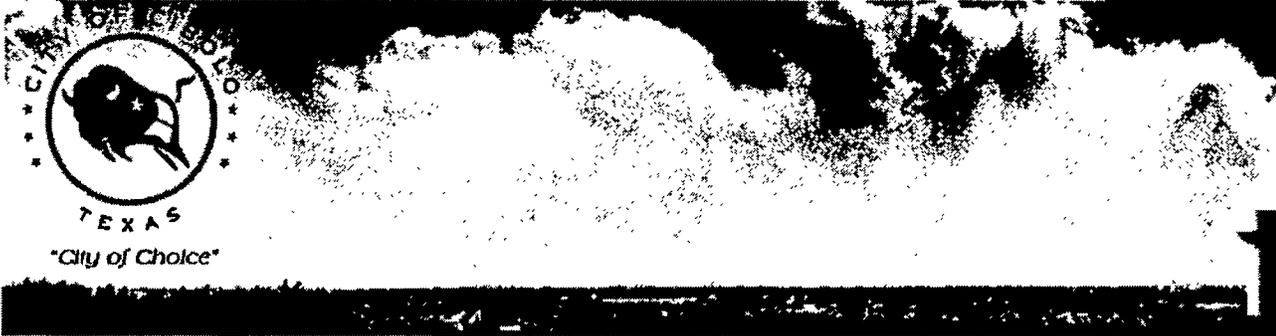
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Demographics

Demographics

Labor Market Information

Education

Location & Transportation

Population

	2000 (U.S. Census)	2010 (U.S. Census)	2016 (Est.)
City of Cibolo	3,058	19,580	28,259
Guadalupe County	89,023	131,533	147,250
San Antonio-New Braunfels MSA	1,711,703	2,142,508	2,328,652

Source: U.S. Census Bureau & City of Cibolo

Population Growth Rates (%)

	2000-2010	2010-2016
City of Cibolo	540.3%	44.3%
Guadalupe County	47.8%	8.9%
San Antonio-New Braunfels MSA	25.2%	6.3%

Source: U.S. Census Bureau & City of Cibolo

1,3.5 Mile Radius Population (FM 1103 at Main Street)

	1 Mile	3 Mile	5 Mile
2010 Population	4,559	40,939	68,299
2015 Population	5,476	47,238	79,215
2020 Population (Estimate)	6,595	53,904	90,892

Source: ESRI Community Analyst

5,10,15 Minute Drive Time Population (FM 1103 at Main Street)

	0-5 Minutes	0-10 Minutes	0-15 Minutes
2010 Population	12,222	44,283	97,849
2015 Population	14,878	51,384	111,906
2020 Population (Estimate)	17,637	58,850	126,749

Source: ESRI Business Analyst

Population by Age Group (2013)

Age Group	Count	Percentage
0-4	1,848	8.2%
5-9	2,046	9.0%
10-14	2,149	9.5%
15-19	2,144	9.5%
20-24	1,155	5.1%
25-34	2,463	10.9%
35-44	4,393	19.4%
45-54	3,612	15.9%
55-59	911	4.0%
60-64	499	2.2%
65-74	951	4.2%
75-84	363	1.6%

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Educational Attainment (Population 25 Years and Over)

	Percentage
Less than 9th Grade	2.5%
9th to 12th Grade, No Diploma	1.9%
High School Graduate	20.6%
Some College, No Degree	2.35%
Associate's Degree	11.6%
Bachelor's Degree	23.8%
Graduate or Professional Degree	18.1%

Source: U.S. Census Bureau-American Community Survey 2013

Household Income

	2015	2020 (est.)
Median Household Income	\$85,008	\$91,576
Mean Household Income	\$93,664	\$102,692

Source: ESRI Community Analyst

5,10,15 Minute Drive Time Income Demographics (FM 1103 at Main Street)

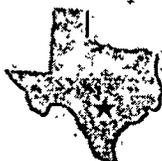
	0-5 Minutes	0-10 Minutes	0-15 Minutes
2015 Median Household Income	\$88,466	\$80,619	\$73,140
2015 Median Disposable Income	\$72,593	\$64,149	\$57,699
2015 Per Capita Income	\$30,736	\$30,874	\$29,649

Source: ESRI Business Analyst

1,3,5 Mile Radius Income Demographics (FM 1103 at Main Street)

	1 Mile	3 Mile	5 Mile
2015 Median Household Income	\$85,068	\$82,217	\$78,481
2015 Median Disposable Income	\$68,744	\$65,694	\$61,859
2015 Per Capita Income	\$29,446	\$31,647	\$31,446

Source: ESRI Business Analyst



City of Cibolo
200 S. Main St.
Cibolo, TX 78108
Ph. 210-658-9900

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CONTACT US

Mark Luft
Director, Economic Development Corporation
Phone: 210.658.9900
Ext. 3118
Email: mluft@cibolotx.gov

Kelsee Jordan McVey
Business Development Coordinator, Economic Development Corporation
Phone: 210.658.9900
Ext. 3119
Email: kmcvey@cibolotx.gov

Address
200 S. Main St.
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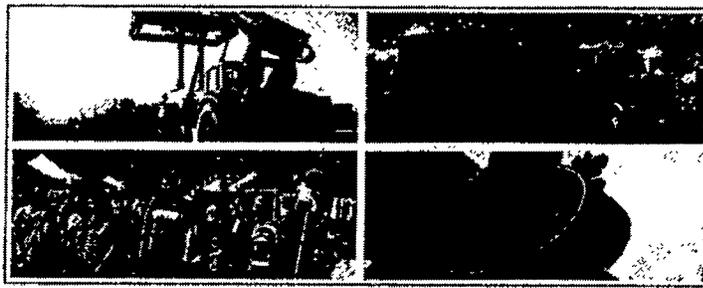
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Welcome to the City of Cibolo

Cibolo was officially incorporated as a City in 1965, however its origins date back to 1876, the year the Southern Pacific Railroad cut through the present day City. Today, Cibolo is a vibrant and rapidly growing community located approximately just 23 miles northeast of Downtown San Antonio, and just 60 miles southwest of Austin. Cibolo is strategically located along Interstate 35, the "NAFTA superhighway" that runs north and south from Canada to Mexico, and Interstate 10, which runs east and west from Florida to California. The City is within the Schertz-Cibolo-Universal City Independent School District, which is regarded as one of the best public school districts in the San Antonio region.

Since 2000, the City of Cibolo has grown from a population of just over 3,000, to over 25,000 in 2014; that is a growth rate of over 730%. The City has recently been recognized by several national publications. In 2011, CNN Money Magazine ranked Cibolo in their list of "Top 100 Best Places to Live" within the United States, and in 2013, Cibolo ranked 10th in Movoto list of "10 Most Affordable Suburbs in America". Cibolo's growth shows no signs of slowing down. Several new commercial and residential developments are currently underway throughout the City. We invite you to come and be apart of this premier Texas community!

About the CEDC



The Cibolo Economic Development Corporation (CEDC) promotes economic development and businesses in the City of Cibolo. The Cibolo Economic Development Corporation is a non-profit corporation created in 2007 by the citizens of Cibolo, under Chapters 501-505 of the Texas Local Government Code.

Our Mission is to create primary jobs by attracting targeted industries and commercial developments to the City of Cibolo. The CEDC also works hard to retain and assist in the expansion of existing industries while creating a high quality of life for citizens. Contact us today to see how the CEDC can be your resource for business development and much more.

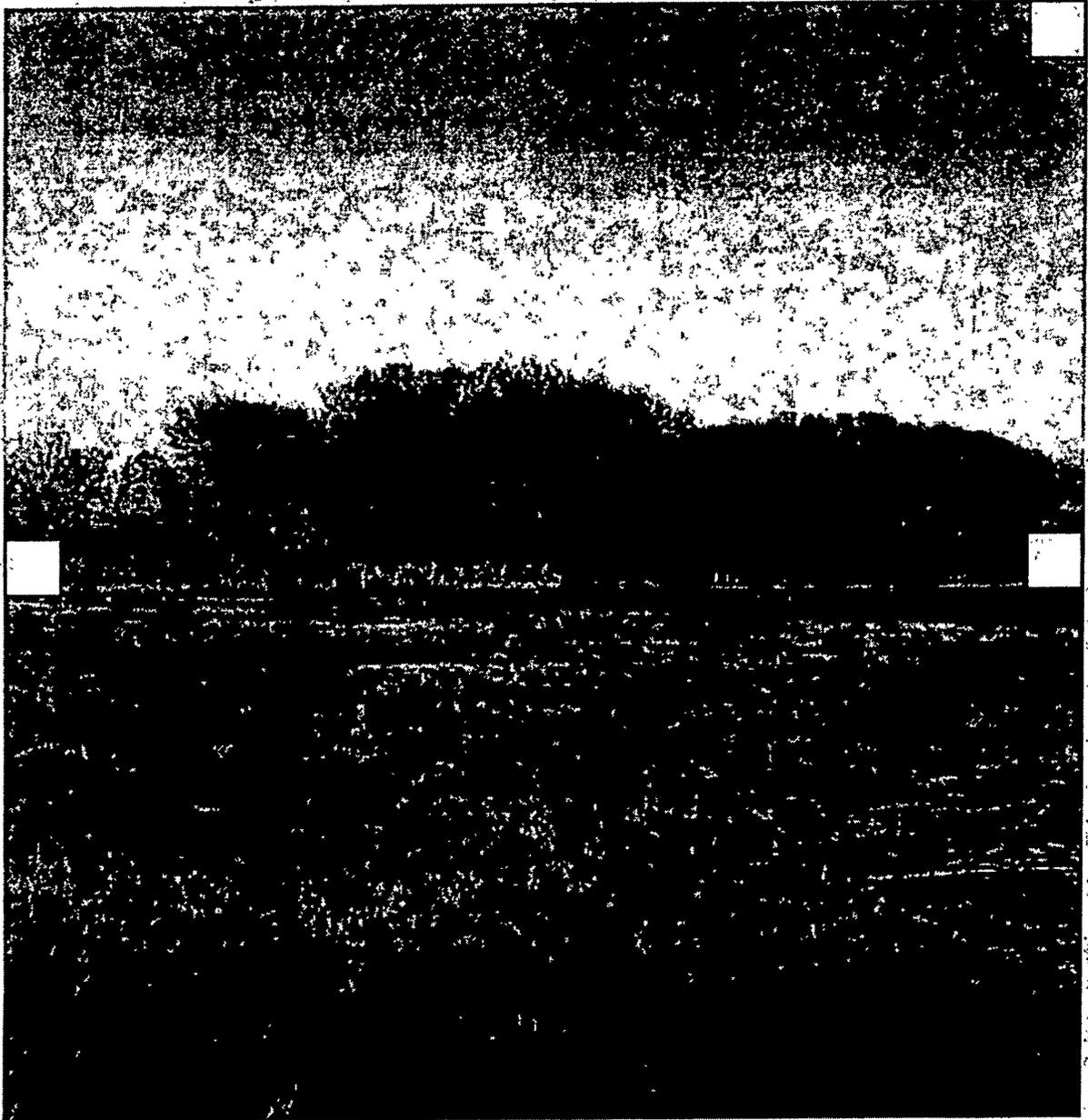
Economic Development	Online Payments
Community Voice	Report a Concern
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42.75 acres in Guadalupe County, Texas

3255 FM 539, La Verna, Texas 78121 - Guadalupe County

This property has been sold.
Search for Available Property.



Sales Details

Asking Price: \$277,940.00 **On Market Date:** Feb 04, 2013 **Acres:** 42.75 acres
Sold Price: \$277,940.00 **Sold Date:** Apr 18, 2013

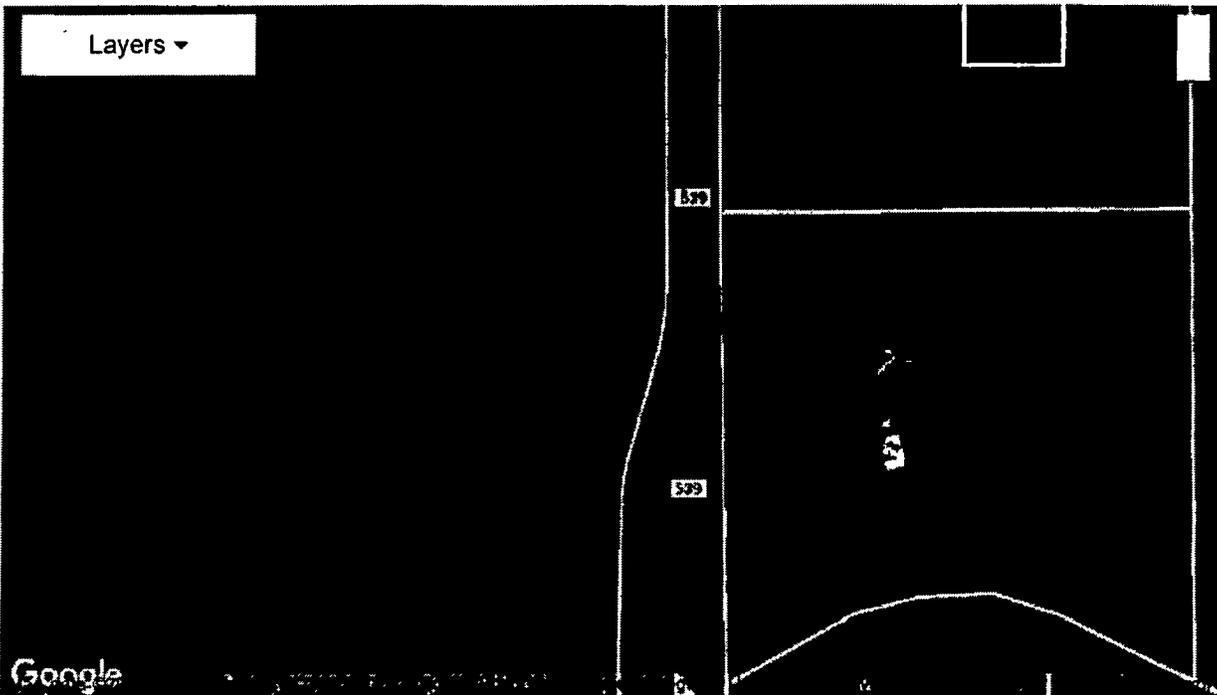
Details for 3255 FM 539

County: Guadalupe	Type: Acreage	Acres: 42.75
Address: 3255 FM 539	City: La Vernia	State: Texas
Zip: 78121	Price: Property Sold	Status: Sold
Property ID: 1158843		

Description of 3255 FM 539

GREAT PROPERTY THAT IS KIND OF RARE IN THIS AREA! HAS OVER 1300' OF PAVED ROAD FRONTAGE, HAS A BEAUTIFUL HOMESITE, FENCED, SMALL TANK, SPRING HILL WATER METER ALREADY IN PLACE, WET WEATHER CREEK THAT RUNS THROUGH PART OF THE PROPERTY, MATURE TREES AND OPEN AREA, AND PROPERTY IS UNDER AG EXEMPTION! READY TO BUILD AND RUN SOME ANIMALS!

Map of 3255 FM 539



[View in Google Earth](#)

Directions

TAKE I-H 10 EAST TO SEGUIN, TURN RIGHT ON FM 775 SOUTH, TURN LEFT ONTO FM 467, THEN ONTO FM 539, GO ABOUT 2 MILES, PROPERTY WILL BE ON YOUR LEFT, SIGNS ARE UP!

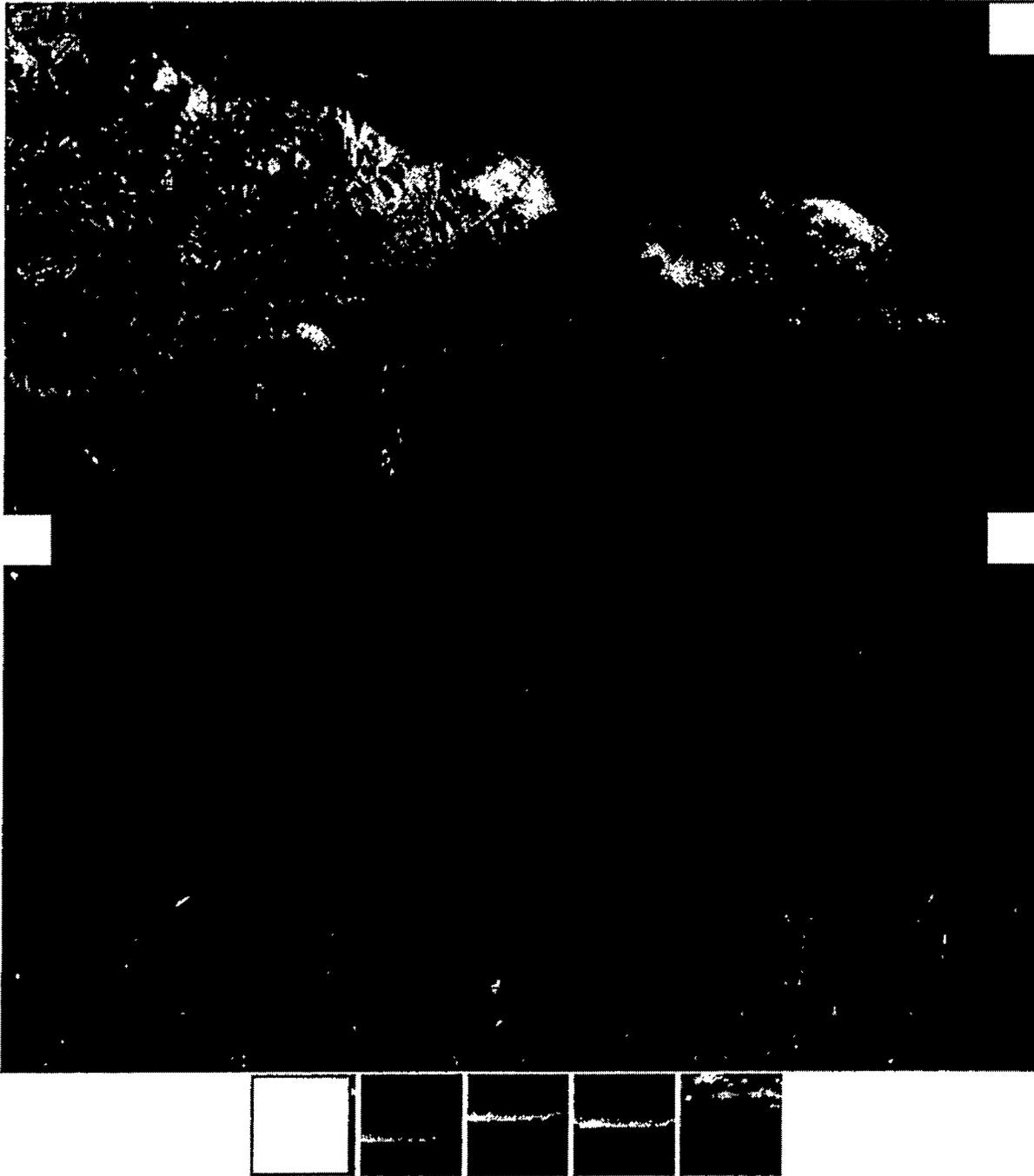
Tax Data (Show Tax Data)



44.09 acres in Guadalupe County, Texas

Church Rd, Seguin, Texas 78155 - Guadalupe County

This property has been sold.
Search for Available Property.



Sales Details

Asking Price: \$218,250.00 **On Market Date:** Nov 01, 2012 **Acres:** 44.09 acres
Sold Price: \$218,250.00 **Sold Date:** Mar 12, 2014

Pricing History

Change Date	Old Price	New Price	% Change	Old Acres	New Acres	% Change
Aug 01, 2013	\$262,000.00	\$218,250.00	↓ -16.70%	44	44	
Jul 23, 2013	\$275,000.00	\$262,000.00	↓ -4.73%	44	44	

Details for Church Rd

County: Guadalupe **Type:** Acreage **Acres:** 44.09
Address: Church Rd **City:** Seguin **State:** Texas
Zip: 78155 **Price:** Property Sold **Status:** Sold
Property ID: 1136404

Description of Church Rd

44.091 Acres in the country near New Berlin. Open and wooded acreage. Nice Pond. La Vernia Schools. Under Ag exemption. No city taxes. Build or double-wide manufactured homes allowed. Only \$4,950 per acre.

Financing Options

Mortgage Options:
 Owner Finance

Tax Data (Show Tax Data)

54.24 acres in Guadalupe County, Texas

Land Ranch Rd, Seguin, Texas 78155 - Guadalupe County

This property has been sold.
Search for Available Property.



Sales Details

Asking Price: \$232,750.00 On Market Date: Sep 11, 2013 Acres: 54.24 acres
Sold Price: \$225,750.00 Sold Date: Dec 27, 2013

Details for Land Ranch Rd

County:	Guadalupe	Type:	Farms, Ranches	Acres:	54.24
Address:	Land Ranch Rd	City:	Seguin	State:	Texas
Zip:	78155	Price:	Property Sold	Status:	Sold

Property ID: 1501862

Description of Land Ranch Rd

Grass and scattered trees with brushy dry creek on portion of tract.

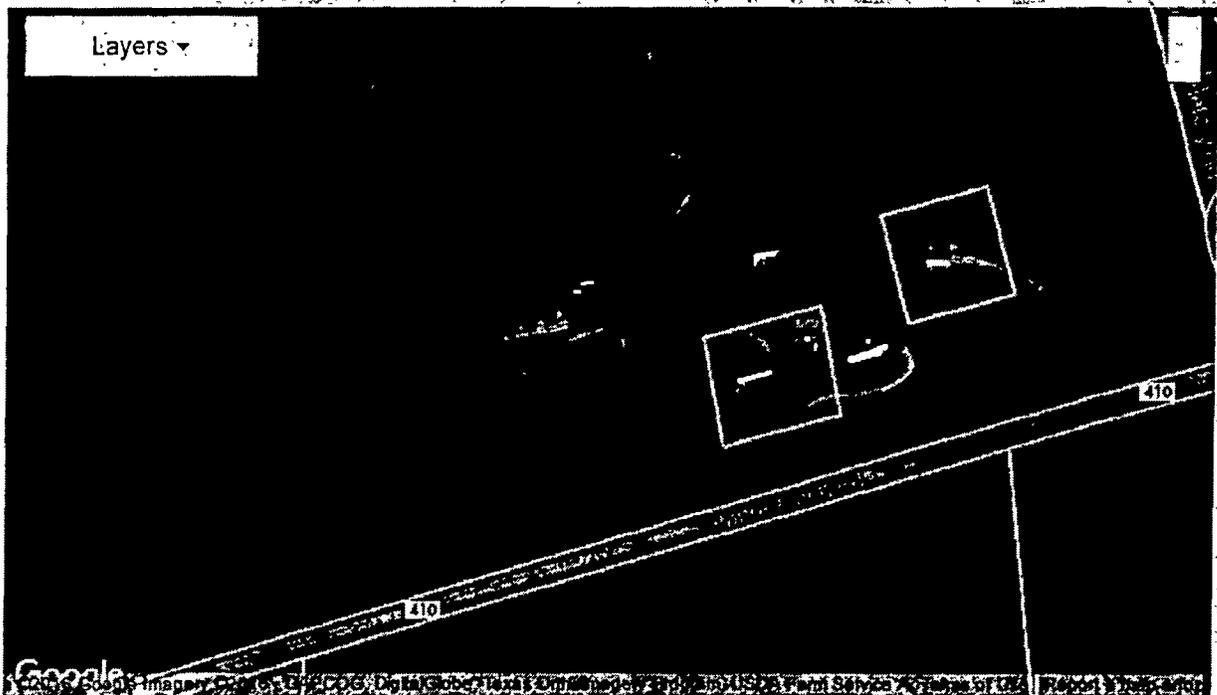
Property is "L" shaped with 400+ feet on paved county road partial fence.

Rural water system service area and underground water available.

Ideal agricultural and recreational property with potential home site near county road or in secluded area.

Survey and aerial available.

Map of Land Ranch Rd



View in Google Earth

Directions

Seguin (San Antonio SMSA), State Hwy 123 south, right on Land Ranch Rd. to sign on left near metal entrance gate.

Tax Data [\(Show Tax Data\)](#)

LoopNet Property Comps X

 LoopNet Property Comps provide recent commercial property sale details and valuation. Our sales comps provide a snapshot of the recent property sale, and we offer over 1.6 Million Sales Comps sold commercial real estate records. Historical sale information is compiled from brokers, deed information, and public record.

Ander

Interstate 10 East, Seguin, TX 78155

[Sale](#)
[Original Listing](#)
[Property](#)
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[Map](#)
ID: 4855551

Broker Provided Sales Comp

Sale Details

Sale Status: Sold

Sale Date: 08/31/2014

Sale Price: \$602,316 (\$6,195.39/Acre)

Listing Price: \$660,000

[Original Listing](#)



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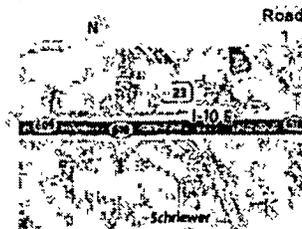
Property Information

Property Type: Land

Property Subtype: Commercial/Other (land)

Lot Size: 97.22 Acres

[View Details](#)



[View Larger Maps](#)

Property Description

Open land east of Seguin (San Antonio SMSA) fronting IH 10 and Ilka Rd. Easy access IH 10 to San Antonio, Houston. Ilka Rd. connects to US 90 Alternate south of site. Visible corner, good traffic, level, cleared, few scattered trees. Crystal Clear Water service, GVEC electrical.

Parties to Transaction

Seller: Ander

Broker: Jim Price
1423 E. Walnut St., Seguin, TX 78155
[View Phone Number](#)

Buyer: 9010 Ld Inv

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Jim Price

Nearby Properties for Interstate 10 East, Seguin, TX 78155

Nearby Recently Sold Land

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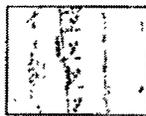
Commercial/Other (land)
Sold 11/5/2014
Sold \$70,000



Commercial/Other (land)
Sold 8/31/2014
Sold \$602,316



Commercial/Other (land)
Sold 6/30/2014
Sold \$600,000



Commercial/Other (land)
Sold 5/28/2014
Sold \$49,500



Commercial/Other (land)
Sold 3/5/2014
Sold \$49,500

Nearby Land for sale

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Soechting
\$4,362,273
9.10 AC
Commercial/Other (land)



Soward 123
\$2,769,109
21.20 AC
Commercial/Other (land)



Hwy 123 Bypass
33 AC
\$4,312,440
33 AC
Commercial/Other (land)



510 IH 10
\$1,100,000
27.26 AC
Commercial/Other (land)



9,367 ACRES - IH 10 SEGUIN, TX
\$2,446,330
9.36 AC
Commercial/Other (land)

Nearby Office Properties for lease

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617 Laubach
\$10 /SF/Year
6.60 AC
3,000 SF
Office Building

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Texas Administrative Code

<u>TITLE 30</u>	ENVIRONMENTAL QUALITY
<u>PART 1</u>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<u>CHAPTER 351</u>	REGIONALIZATION
<u>SUBCHAPTER F</u>	CIBOLO CREEK
RULE §351.62	Designation of Regional Entity

The Cibolo Creek Municipal Authority is designated the governmental entity to develop a regional sewerage system in that area of Cibolo Creek Watershed, in the vicinity of the cities of Cibolo, Schertz, Universal City, Selma, Bracken, and Randolph Air Force Base.

Source Note: The provisions of this §351.62 adopted to be effective February 24, 1978, 3 TexReg 595.

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Texas Administrative Code

<u>TITLE 30</u>	ENVIRONMENTAL QUALITY
<u>PART 1</u>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<u>CHAPTER 351</u>	REGIONALIZATION
<u>SUBCHAPTER F</u>	CIBOLO CREEK
<u>RULE §351.65</u>	Issuance of Permits

All future permits and amendments to existing permits pertaining to discharges of domestic wastewater effluent within the Cibolo Creek regional area shall be issued only to the authority.

Source Note: The provisions of this §351.65 adopted to be effective February 24, 1978, 3 TexReg 595.

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Texas Administrative Code

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<u>PART 1</u>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<u>CHAPTER 351</u>	REGIONALIZATION
<u>SUBCHAPTER F</u>	CIBOLO CREEK
RULE §351.61	Definitions

The following words and terms, when used in these §§351.61-351.66 of this title (relating to Cibolo Creek), shall have the following meanings, unless the context clearly indicates otherwise:

(1) Authority--The Cibolo Creek Municipal Authority.

(2) Regional area--That portion of the Cibolo Creek Watershed lying in the vicinity of the cities of Cibolo, Schertz, Universal City, Selma, Bracken, and Randolph Air Force Base.

Source Note: The provisions of this §351.61 adopted to be effective February 24, 1978, 3 TexReg 595.

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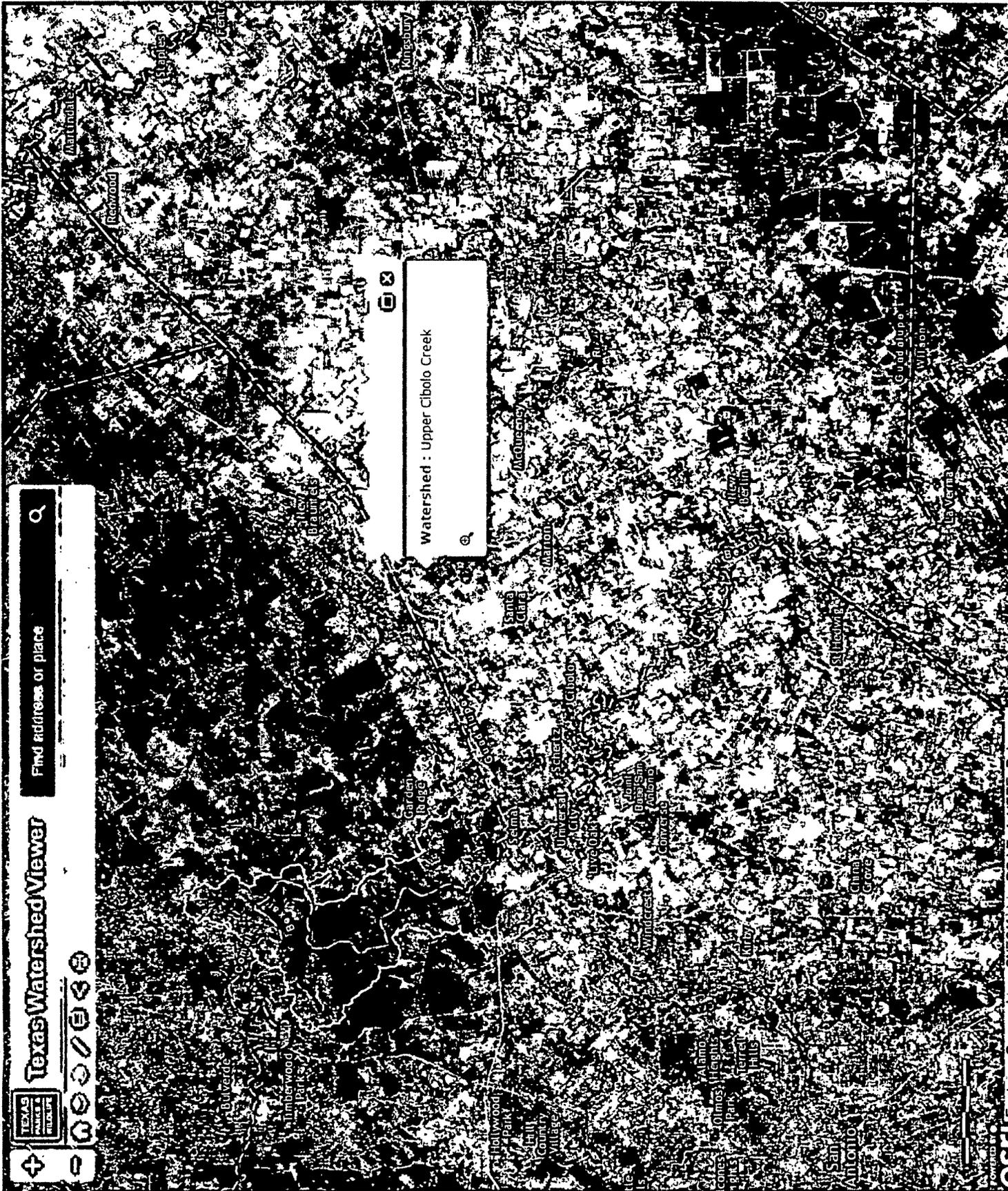
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DOCKET NO. 45702

RECEIVED

APPLICATION OF THE CITY OF CIBOLO FOR SINGLE CERTIFICATION IN INCORPORATED AREA AND TO DECERTIFY PORTIONS OF GREEN VALLEY SPECIAL UTILITY DISTRICT'S SEWER CERTIFICATE OF CONVENIENCE AND NECESSITY IN GUADALUPE COUNTY

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BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS
JUN 20 PM 2:37
PUBLIC UTILITY COMMISSION
FILING OFFICE

GREEN VALLEY SUD'S RESPONSE TO CIBOLO'S FIRST REQUESTS FOR ADMISSION AND REQUESTS FOR INFORMATION

To: City of Cibolo, Texas, by and through its attorneys of record, David Klein and Christie Dickenson, Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Green Valley Special Utility District ("Green Valley SUD") provides its response to City of Cibolo's First Requests for Admission and Requests for Information to Green Valley SUD. Green Valley SUD stipulates that the following response to requests for information may be treated by all parties as if the answer was filed under oath.

Respectfully submitted,

By: *Geoffrey P. Kirshbaum*

Paul M. Terrill III
State Bar No. 00785094
Geoffrey P. Kirshbaum
State Bar No. 24029665
TERRILL & WALDROP
810 W. 10th Street
Austin, Texas 78701
(512) 474-9100
(512) 474-9888 (fax)

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE WITH THE PUBLIC UTILITY COMMISSION OF TEXAS CENTRAL RECORDS DIVISION

BY: *Geoffrey P. Kirshbaum*
DATE: 10-18-2016



ATTORNEYS FOR GREEN VALLEY SPECIAL UTILITY DISTRICT

CERTIFICATE OF SERVICE

I hereby CERTIFY that on June 20, 2016, a true and complete copy of the above was sent by the method indicated to counsel of record at the following addresses in accordance with P.U.C. PROC. R. 22.74:

David Klein
Christie Dickenson
Lloyd Gosselink
816 Congress Ave., Suite 1900
Austin, Texas 78701

via fax to: (512) 472-0532

ATTORNEY FOR APPLICANT

Landon Lill
Public Utility Commission of Texas
1701 N Congress PO Box 13326
Austin, Texas 78711-3326

via fax to: (512) 936-7268

ATTORNEY FOR COMMISSION STAFF


Geoffrey P. Kirshbaum

RESPONSE TO REQUESTS FOR ADMISSION

Cibolo RFA 1-1 Admit that on March 8, 2016, GVSUD had no existing retail sewer customers within the boundaries of its sewer CCN No. 20973.

RESPONSE: Admit

Cibolo RFA 1-2 Admit that on March 8, 2016, GVSUD had no existing sewer infrastructure within the boundaries of its sewer CCN No. 20973.

RESPONSE: Deny

Cibolo RFA 1-3 Admit that on March 8, 2016, GVSUD had no existing retail sewer customers within the area colored in light blue in Attachment A to the City's Application, which is attached hereto as Attachment 1.

RESPONSE: Admit

Cibolo RFA 1-4 Admit that on March 8, 2016, GVSUD had no existing sewer infrastructure within the area colored in light blue in Attachment 1.

RESPONSE: Admit

Cibolo RFA 1-5 Admit that on March 8, 2016, GVSUD had not entered into any agreement regarding the design or construction of sewer infrastructure within the boundaries of its sewer CCN No. 20973.

RESPONSE: Deny

Cibolo RFA 1-6 Admit that on March 8, 2016, GVSUD did not have any existing loans or other debt obligations relating to the design or construction of sewer infrastructure.

RESPONSE: Deny

Cibolo RFA 1-7 Admit that between August 18, 2015 and May 30, 2016, GVSUD did not receive any requests for retail sewer service from landowners within the area colored light blue in Attachment 1.

RESPONSE: Admit

Cibolo RFA 1-8 Admit that on March 8, 2016, GVSUD had no contractual obligations to provide retail sewer service to landowners within the area colored in light blue in Attachment 1.

RESPONSE: Deny

RESPONSE TO REQUEST FOR INFORMATION

Cibolo RFI 1-1 If any of GVSUD's property may be rendered useless or valueless by single sewer certification as requested by the City, please identify such property.

RESPONSE: GVSUD has retained a qualified independent appraiser to investigate, identify, and value GVSUD's property that will be rendered useless or valueless by Cibolo's requested single certification as described in this request. The appraiser has not completed his appraisal report yet, but it will be filed with the PUC on June 28, 2016 as agreed with Cibolo. GVSUD intends for that report to provide information responsive to this request, but GVSUD does not have this information at this time.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-2 Please provide GVSUD's most recent planning, engineering, or other reports that describe GVSUD's current sewer system and any proposed changes.

RESPONSE: Please see GVSUD 000001-947 and GVSUD 0002352-2551.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-3 Please provide a map of GVSUD's sewer system indicating the parts of the system within the area colored light blue in Attachment 1.

RESPONSE: Please see GVSUD 000001-731 and GVSUD 000877-947.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-4 Please provide the total gallons of raw wastewater treated by GVSUD, by month, for the full calendar years of 2014 and 2015, and for the partial calendar year of January-April 2016.

RESPONSE: 0 gallons.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-5 Please provide the total gallons treated by GVSUD, by month, for retail sewer customers within the area colored light blue in Attachment 1 for the

full calendar years of 2014-2015, and for the partial calendar year of January-April 2016.

RESPONSE: 0 gallons.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-6 Please provide GVSUD's total number of retail sewer customers, by month, for calendar years 2014-2015, and for calendar year 2016 to date.

RESPONSE: 0 retail sewer customers.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-7 Please provide GVSUD's total number of retail sewer customers, by month, for the past two years for the retail sewer customers within the area colored light blue in Attachment 1, including their locations on GVSUD's system.

RESPONSE: 0 retail sewer customers.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-8 Please provide a copy of GVSUD's current retail sewer rates.

RESPONSE: GVSUD has not yet adopted retail sewer rates.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-9 Please provide a list of all loans currently outstanding associated with GVSUD's wastewater facilities, including terms, annual principal and interest payments, etc. Please provide copies of all loan documents supporting such loans.

RESPONSE: Green Valley Special Utility District Water System Revenue Bonds, Series 2003; \$500,000 outstanding debt amount at end of fiscal year 9/30/2015. *See also GVSUD 000948-001196.*

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-10 Please provide a detailed asset listing of GVSUD's sewer facilities within the area colored in light blue in Attachment 1, as well as the assets that support the identified wastewater facilities (including lift stations, interceptors, etc.), that includes:

- A description and the location of facilities in GVSUD's system
- Original or purchase cost
- Capacity
- Date placed in service
- To the extent known the financing vehicles used to purchase the wastewater facilities

RESPONSE:

1. Description of the location of facilities on GVSUD's system:

GVSUD purchased approximately 65 acres to construct a regional treatment facility. The discharge location is at 3930 Linne Road, Seguin, Guadalupe County, Texas 78155.

2. Original or purchase cost:

The property was purchased for \$ 325,000.00.

3. Capacity: As described in the approved draft permit from the Texas Commission on Environmental Quality (TCEQ).

The applicant has applied to the Texas Commission on Environmental Quality (TCEQ) for a new permit to authorize the discharge of treated domestic wastewater at an annual average flow not to exceed 0.25 million gallons per day (MGD) in the Interim I phase, an annual average flow not to exceed 2.5 MGD in the Interim II phase, and an annual average flow not to exceed 5.0 MGD in the Final phase. The proposed wastewater treatment facility will serve proposed developments within the District's Certified Wastewater service area.

4. Date Placed in Service:

Facility construction to begin pending final permit approval from TCEQ.

5. Financing Vehicles:

For completion of its wastewater impact projects, GVSUD is considering financing from the Texas Water Development Board, United States Department of Agriculture Rural Development, and GVSUD selling Bonds pending TCEQ Bond application

approval. The WWTP site property purchase was funded with cash from GVSUD's water revenues.

Please see GVSUD 002593; GVSUD 000861-947; GVSUD 002598-2606. GVSUD will also supplement this response with its appraiser's report to be filed in this docket.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-11 Please provide copies of any wholesale wastewater treatment agreements that GVSUD is a party to that are currently in effect, including amendments.

RESPONSE: After a diligent search, GVSUD has not identified any documents responsive to this request.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-12 Please provide a copy of GVSUD's CCN maps as filed with the PUC (or TCEQ or other predecessor agency).

RESPONSE: Please see GVSUD 001197-1225.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-13 Please provide a complete and full description of GVSUD's existing wastewater treatment facilities.

RESPONSE: Please see GVSUD 000732-834; GVSUD 001229-1256; GVSUD 002593; GVSUD 000861-947; and GVSUD 002598-2606. GVSUD will also supplement this response with its appraiser's report to be filed in this docket.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-14 Please provide a copy of any existing operation and maintenance contracts for GVSUD's sewer facilities.

RESPONSE: After a diligent search, GVSUD has not identified any documents responsive to this request.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-15 Please provide a copy of GVSUD's most recent sewer cost of service and rate design study.

RESPONSE: After a diligent search, GVSUD has not identified any documents responsive June 20, 2016 to this request. GVSUD has not yet prepared such a study. However, GVSUD plans to do so as appropriate before setting its retail sewer rates.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-16 Please provide a copy of GVSUD's current wastewater or sewer system master plan and/or capital improvement plan.

RESPONSE: Please see GVSUD 000001-731.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-17 Please provide a copy of GVSUD's 2014 and 2015 audited financials. If audited financials are not available, please provide internal financials.

RESPONSE: Please see GVSUD 002256- 2351.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-18 Please provide a copy of GVSUD's approved budget for its current and previous fiscal year.

RESPONSE: Please see GVSUD 002200-2207.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-19 Please provide GVSUD's budget vs. actual, by line-item, for its prior fiscal year.

RESPONSE: Please see GVSUD 002200-2255.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-20 Please provide copies of any correspondence related to GVSUD's sewer system within the last two years between GVSUD and the following entities:

- Texas Commission on Environmental Quality
Public Utility Commission of Texas
Texas Water Development Board
United States Environmental Protection Agency
- United States Department of Agriculture

RESPONSE: Please see GVSUD 001257-1978 and GVSUD 002594-002597.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-21 Please provide an estimate of GVSUD's reasonable attorney's fees and consultant fees related to this docket.

RESPONSE: GVSUD has retained a qualified independent appraiser to investigate, identify, and value GVSUD's property that will be rendered useless or valueless by Cibolo's requested single certification as described in this request. The appraiser has not completed his appraisal report yet, but it will be filed with the PUC on June 28, 2016 as agreed with Cibolo. GVSUD intends for that report to provide information responsive to this request, but GVSUD does not have this information at this time.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-22 Please provide a copy of any wastewater permits or authorizations issued by the TCEQ to GVSUD pertaining to the provision of wastewater service.

RESPONSE: Please see GVSUD 002953; GVSUD 000861-947; GVSUD 002598-2606.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-23 If your answer to Cibolo RFA 1-1 is "deny," please provide any documentation in your possession that provides a basis for your answer.

RESPONSE: Not applicable

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-24 If your answer to Cibolo RFA 1-2 is "deny," please provide any documentation in your possession that provides a basis for your answer.

RESPONSE: Please see GVSUD 000001-731; GVSUD 000732-834; GVSUD 001229-1256; GVSUD 002532-2511.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-25 If your answer to Cibolo RFA 1-3 is "deny," please provide any documentation in your possession that provides a basis for your answer.

RESPONSE: Not applicable.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-26 If your answer to Cibolo RFA 1-4 is "deny," please provide any documentation in your possession that provides a basis for your answer.

RESPONSE: Not applicable.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-27 If your answer to Cibolo RFA 1-5 is "deny," please provide any documentation in your possession that provides a basis for your answer.

RESPONSE: Please see GVSUD 001229-1256 and GVSUD 001979-1981.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-28 If your answer to Cibolo RFA 1-6 is “deny,” please provide any documentation in your possession that provides a basis for your answer.

RESPONSE: Please see GVUSD 000948-001196.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-29 If your answer to Cibolo RFA 1-7 is “deny,” please provide any documentation in your possession that provides a basis for your answer.

RESPONSE: Not applicable.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

Cibolo RFI 1-30 If your answer to Cibolo RFA 1-8 is “deny,” please provide any documentation in your possession that provides a basis for your answer.

RESPONSE: Please see GVSUD 002552-2592.

Prepared by: Pat Allen, General Manager - Green Valley Special Utility District
Sponsored by: Pat Allen, General Manager - Green Valley Special Utility District

DOCKET NO. 45702

APPLICATION OF THE CITY OF § BEFORE THE PUBLIC UTILITY
 CIBOLO FOR SINGLE CERTIFICATION §
 IN INCORPORATED AREA AND TO §
 DECERTIFY PORTIONS OF GREEN § COMMISSION OF TEXAS
 VALLEY SPECIAL UTILITY §
 DISTRICT'S SEWER CERTIFICATE OF §
 CONVENIENCE AND NECESSITY IN §
 GUADALUPE COUNTY §

GREEN VALLEY SPECIAL UTILITY DISTRICT'S
 BATES NUMBER LOG

Document #	Description	Responsive to
GVUSD 000001-731	Green Valley Special Utility District's Wastewater Master Plan	2, 3, 16, 24
GVSUD 000732-834	GVSUD's Application for a TPDES Permit	2, 13, 24
GVUSD 000835-860	November 12, 2015 City of Cibolo's Formal Comments on TPDES Application	2
GVSUD 000861-876	Notice of Application and Preliminary Decision for TPDES Permit	2, 10, 13, 22
GVSUD 000877-947	Draft TPDES Permit from TCEQ	2, 3, 10, 13, 22
GVSUD 000948-1196	USDA Loan Documents - \$584,000 Green Valley Special Utility District Revenue Bonds Series 2003	9, 28
GVSUD 001197-1225	CCN Area Maps and Metes and Bounds for Green Valley Special Utility District	12
GVSUD 001226-1228	Interlocal Agreement between the City of Marion and Green Valley Special Utility District	
GVSUD 001229-1237	Unimproved Property Contract - 65 acres on Linne Road	13, 24, 27
GVSUD 001238-1240	Payment for 65 acres	13, 24, 27
GVSUD 001241	Resolution of Green Valley Special Utility District's Board of Directors regarding purchase of 65 acres	13, 24, 27

GVSUD 001242-1249	Correction Warranty Deed - Murphey v. Green Valley Special Utility District for 45.689 acres	13, 24, 27
GVSUD 001250-1256	Correction Warranty Deed - Murphey v. Green Valley Special Utility District for 19.311 acres	13, 24, 27
GVSUD 001257-1292	Various e-mails between River City Engineers and TCEQ staff members	20
GVSUD 001293-1341	May 1, 2015 Response to TCEQ comments on TPDES Application	20
GVSUD 001342-1378	Various e-mails between River City Engineers and TCEQ staff members	20
GVSUD 001379	May 3, 2016 USDA Letter to Green Valley Special Utility District	20
GVSUD 001380-1383	June 17, 2016 Green Valley Special Utility District letter to TCEQ regarding WWTP Permit Application	20
GVSUD 001384-1978	Various documents filed at the Public Utility Commission related to Project No 45702	20
GVSUD 001979-1981	September 15, 2014 River City Engineering Professional Service Proposal for Wastewater Planning, Site Acquisition, and Permitting	27
GVSUD 002200-2203	2014-2015 Green Valley Special Utility District Annual Budget	18, 19
GVSUD 002204-2207	2015-2016 Green Valley Special Utility District Annual Budget	19
GVSUD 002208-2255	Green Valley Special Utility District's Monthly Budgeting Reports for October 2014 to September 2015	19
GVSUD 002256-2303	Green Valley Special Utility District's 2014 Audit	17
GVSUD 002304-2351	Green Valley Special Utility District's 2015 Audit	17
GVSUD 002352-2367	IH-10 Industrial Park Feasibility Study	2
GVSUD 002368-2381	Woods of St. Claire Feasibility Study	2
GVSUD 002382-2511	2014 Water Master Plan	2

GVSUD 002512-2551	Green Valley Special Utility District's Planning Documents - Cost Estimates, Quantity Summaries, and Schematics and Plans for Proposed Wastewater Treatment Plant	2
GVSUD 002552-2592	Green Valley Special Utility District's By-laws and Operating Procedures.	30
GVSUD 002593	Sewer CCN	10, 13
GVSUD 002594-2597	Various correspondence with TWDB and USDA	20
GVSUD 002598-2606	May 18, 2015 Admin Complete Letter from the TCEQ	10, 13
GVSUD 002607-2609	Green Valley Special Utility District's Ledger of Wastewater Expenses to Date	

SOAH DOCKET NO. 473-16-5296.WS
PUC DOCKET NO. 45702

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PUBLIC UTILITY COMMISSION
FILING CLERK

APPLICATION OF THE CITY OF §
CIBOLO FOR SINGLE CERTIFICATION §
IN INCORPORATED AREA AND TO §
DECERTIFY PORTIONS OF GREEN §
VALLEY SPECIAL UTILITY §
DISTRICT'S SEWER CERTIFICATE OF §
CONVENIENCE AND NECESSITY IN §
GUADALUPE COUNTY §

BEFORE THE PUBLIC UTILITY

COMMISSION OF TEXAS

**GREEN VALLEY SUD'S RESPONSE TO CIBOLO'S
SECOND REQUESTS FOR ADMISSION**

To: City of Cibolo, Texas, by and through its attorneys of record, David Klein and Christie Dickenson, Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Green Valley Special Utility District ("Green Valley SUD") provides its response to City of Cibolo's Second Requests for Admission to Green Valley SUD.

Respectfully submitted,

By: *Geoffrey P. Kirshbaum*

Paul M. Terrill III
State Bar No. 00785094
Geoffrey P. Kirshbaum
State Bar No. 24029665
TERRILL & WALDROP
810 W. 10th Street
Austin, Texas 78701
(512) 474-9100
(512) 474-9888 (fax)

ATTORNEYS FOR GREEN VALLEY SPECIAL UTILITY
DISTRICT

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION

BY: *Clay Medina*
DATE: 10-18-2016



CERTIFICATE OF SERVICE

I hereby CERTIFY that on October 10, 2016, a true and complete copy of the above was sent by the method indicated to counsel of record at the following addresses in accordance with P.U.C. PROC. R. 22.74:

David Klein
Christie Dickenson
Lloyd Gosselink
816 Congress Ave., Suite 1900
Austin, Texas 78701-

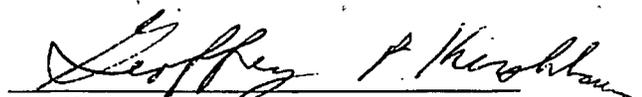
via fax to: (512) 472-0532

ATTORNEY FOR APPLICANT

Landon Lill
Public Utility Commission of Texas
1701 N Congress PO Box 13326
Austin, Texas 78711-3326

via fax to: (512) 936-7268

ATTORNEY FOR COMMISSION STAFF



Geoffrey P. Kirshbaum



RESPONSE TO REQUESTS FOR ADMISSION

Cibolo RFA 2-1 Admit that GVSUD's 2014 Water Master Plan is the most recent comprehensive planning and/or engineering document for GVSUD's water system.

RESPONSE: Admit

Cibolo RFA 2-2 Admit that GVSUD's 2006 Wastewater Master Plan is the most recent comprehensive planning and/or engineering document for GVSUD's wastewater system.

RESPONSE: Deny

Cibolo RFA 2-3 Admit that GVSUD does not possess a Texas Pollutant Discharge Elimination System ("TPDES") permit that has been approved by the Texas Commission on Environmental Quality.

RESPONSE: Admit

Cibolo RFA 2-4 Admit that GVSUD has not submitted designs to the Texas Commission on Environmental Quality for a wastewater treatment facility.

RESPONSE: Admit

Cibolo RFA 2-5 Admit that GVSUD has not submitted designs to the Texas Commission on Environmental Quality for a wastewater collection system.

RESPONSE: Admit

Cibolo RFA 2-6 Admit that GVSUD has not submitted designs to the Texas Commission on Environmental Quality for a wastewater collection system that could be installed to serve the area colored in light blue in Attachment A to the City's Application, which is attached hereto as Attachment I.

RESPONSE: Admit

Cibolo RFA 2-7 Admit that GVSUD does not have final approval from the Texas Commission on Environmental Quality of its designs for a wastewater treatment facility.

RESPONSE: Admit

Cibolo RFA 2-8 Admit that GVSUD does not have final approval from the Texas Commission on Environmental Quality of its designs for a wastewater collection system.

RESPONSE: Admit

Cibolo RFA 2-9 Admit that GVSUD does not have final approval from the Texas Commission on Environmental Quality of its designs for a wastewater collection system that could be installed to serve the area colored in light blue in Attachment A to the City's Application, which is attached hereto as Attachment 1.

RESPONSE: Admit

Cibolo RFA 2-10 Admit that all or a portion of the 65 acres of land purchased by GVSUD outside of the area designated for single sewer CCN certification in the Application will be rendered useless and valueless upon decertification.

RESPONSE: Deny

Cibolo RFA 2-11 Admit that in the event of decertification, GVSUD intends to amend its pending TPDES permit application to address the decreased service area.

RESPONSE: Cannot admit or deny. GVSUD will make a determination on this issue if decertification occurs before GVSUD receives the TPDES Permit.

Cibolo RFA 2-12 Admit that GVSUD's TPDES Permit Application, styled as Application for TPDES Permit No. WQ0015360001, pending at the TCEQ, includes the area colored in light blue in Attachment A to the City's Application, which is attached hereto as Attachment 1 in the service area of that application.

RESPONSE: Admit

Cibolo RFA 2-13 Admit that GVSUD intends to treat raw wastewater generated within the area colored in light blue in Attachment A to the City's Application, which is attached hereto as Attachment 1, with wastewater treatment plant that is contemplated in the GVSUD application pending at the TCEQ, styled as Application for TPDES Permit No. WQ0015360001.



RESPONSE: Admit

Cibolo RFA 2-14 Admit that a portion of the bond proceeds from GVSUD's Water System Revenue Bonds, Series 2003, have been used to design or construct wastewater infrastructure.

RESPONSE: Deny

Cibolo RFA 2-15 Admit that none of the bond proceeds from GVSUD's Water System Revenue Bonds, Series 2003, have been used to design or construct any wastewater infrastructure.

RESPONSE: Admit

Cibolo RFA 2-16 Admit that GVSUD anticipates growth in its wastewater service area beyond that portion to be decertified.

RESPONSE: Admit

Cibolo RFA 2-17 Admit that GVSUD's capital costs for planning, designing, and constructing the proposed wastewater treatment facility will be impacted upon decertification.

RESPONSE: Deny

Cibolo RFA 2-18 Admit that Cibolo Creek Municipal Authority is a political subdivision of the state of Texas.

RESPONSE: Admit

Cibolo RFA 2-19 Admit that on September 20, 2016, GVSUD had no existing retail sewer customers within the boundaries of its sewer CCN No 20973.

RESPONSE:
Admit

Cibolo RFA 2-20 Admit that on March 8, 2016, GVSUD had no existing sewer infrastructure within the area colored in light blue in Attachment A to the City's Application, which is attached hereto as Attachment 1.

RESPONSE: Admit

Cibolo RFA 2-21 Admit that on September 20, 2016, GVSUD had no existing sewer infrastructure within the area colored in light blue in Attachment A to the City's Application, which is attached hereto as Attachment 1.

RESPONSE: Admit

Cibolo RFA 2-22 Admit that on September 20, 2016, GVSUD had no existing retail sewer customers within the area colored in light blue in Attachment A to the City's Application, which is attached hereto as Attachment 1.

RESPONSE: Admit

Cibolo RFA 2-23 Admit that on September 20, 2016, GVSUD had no existing sewer infrastructure within the area colored in light blue in Attachment 1.

RESPONSE: Admit

Cibolo RFA 2-24 Admit that on March 8, 2016, GVSUD had not entered into any agreements regarding the design or construction of sewer infrastructure within the area colored in light blue in Attachment A to the City's Application, which is attached hereto as Attachment 1.

RESPONSE: Deny

Cibolo RFA 2-25 Admit that on September 20, 2016, GVSUD had not entered into any agreements regarding the design or construction of sewer infrastructure within the area colored in light blue in Attachment A to the City's Application, which is attached hereto as Attachment 1.

RESPONSE: Deny

Cibolo RFA 2-26 Admit that between May 31, 2016 and September 20, 2016, GVSUD did not receive any requests for retail sewer service from landowners within the area colored in light blue in Attachment A to the City's Application, which is attached hereto as Attachment 1.

RESPONSE: Admit

Cibolo RFA 2-27 Admit that on March 8, 2016, GVSUD had no contracts with landowners or residents within the area colored in light blue in Attachment A to the City's



Application, which is attached hereto as Attachment 1, to provide retail sewer service to such landowners or residents within the area colored in light blue in Attachment A to the City's Application, which is attached hereto as Attachment 1.

RESPONSE: Admit

Cibolo RFA 2-28 Admit that between September 20, 2011 and September 20, 2016, GVSUD has never received a request from the City to transfer any wastewater infrastructure to the City.

RESPONSE: Admit

Cibolo RFA 2-29 Admit that between September 20, 2011 and September 20, 2016, GVSUD has never received a request from the City to transfer any personal property to the City.

RESPONSE: Admit

Cibolo RFA 2-30 Admit that between September 20, 2011 and September 20, 2016, GVSUD has never received a request from the City to transfer any real property to the City.

RESPONSE: Admit

Cibolo RFA 2-31 Admit that Cibolo Creek Municipal Authority treats raw wastewater.

RESPONSE: Admit

Cibolo RFA 2-32 Admit that GVSUD's filed an appraisal report with the Public Utility Commission on June 28, 2016.

RESPONSE: Admit