



Control Number: 51044



Item Number: 59

Addendum StartPage: 0

DOCKET NO. 51044

PETITION OF FCS LANCASTER, LTD §
TO AMEND ROCKETT SPECIAL §
UTILITY DISTRICT'S CERTIFICATE §
OF CONVENIENCE & NECESSITY IN §
DALLAS COUNTY BY EXPEDITED §
RELEASE §

2021 APR -9 PM 12:18
BEFORE THE
PUBLIC UTILITY COMMISSION
OF TEXAS

APPRAISAL REPORT

COMES NOW, FCS Lancaster, Ltd (FCS Lancaster or Petitioner) and files this Appraisal report, Attached as **Attachment A**.

Respectfully submitted,



Jamie L. Mauldin
Texas State Bar No. 24065694
jmauldin@lglawfirm.com

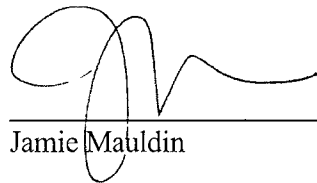
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ATTORNEYS FOR PETITIONER

CERTIFICATE OF SERVICE

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on April 9, 2021, in accordance with the Order Suspending Rules, issued in Project No. 50664.



Jamie Mauldin



April 9, 2021

Ms. Jamie L. Mauldin, Principal
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Ave., Suite 1900
Austin, TX 78701

Re: Compensation Determination for Area Subject to Petition of FCS Lancaster, Ltd. to Amend Rockett Special Utility District's Certificate of Convenience and Necessity in Dallas County by Expedited Release (PUC Docket No. 51044)

Dear Ms. Mauldin,

On behalf of Willdan Financial Services (Willdan), my staff and I have completed our valuation of the property that is the subject of a petition set forth by FCS Lancaster Ltd. ("FCS Lancaster") for Streamlined Expedited Release from Rockett Special Utility District ("Rockett") Water CCN No. 10099. This property is located in Dallas County and is identified in Texas Public Utility Commission Docket No. 51044. The petition was approved via the issuance of an Order dated January 29, 2021, and included in this summary valuation as **Appendix A**.

Specifically, Ordering Paragraph Number 7 states that "the amount of compensation to be awarded to the CCN holder, if any, commences with the filing of this Order in accordance with the schedule adopted in Order No. 6. Any decision on compensation will be made by a separate order." The purpose of this summary letter is to provide our opinion on the value of the CCN to the prior certificate holder, Rockett SUD.

Governing Statutes and Rules

The Petition in this proceeding was filed in accordance with Texas Water Code (TWC) §13.254 and 16 Texas Administrative Code (TAC) § 24.245(h). TWC §13.254 provides for the following relative to the valuation to be conducted as part of this proceeding:

- (f) The utility commission may require an award of compensation by the petitioner to the certificate holder in the manner provided by this section, and
- (h) Section 13.254(g) applies to a determination of the monetary amount of compensation under this section.

In reference to TWC §13.254(g) and 16 TAC § 24.245(j), the factors ensuring that the compensation to a retail public utility is just and adequate shall include:

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- (1). Specific to real property, the value of real property owned and utilized by the retail public utility for its facilities determined in accordance with the standards set forth in Chapter 21, Property Code, governing actions in eminent domain.
- (2). Specific to personal property, the factors ensuring that the compensation to a retail public utility is just and adequate shall include:
 - (A) The amount of the former CCN holder's debt allocable to service to the removed area;
 - (B) The value of the service facilities belonging to the former CCN holder that are located within the removed area;
 - (C) The amount of any expenditures for planning, design, or construction of the service facilities of the former CCN holder that are allocable to service to the removed area;
 - (D) The amount of the former CCN holder's contractual obligations allocable to the removed area;
 - (E) Any demonstrated impairment of service or any increase of cost to consumers of the former CCN holder remaining after a CCN revocation or amendment under this section;
 - (F) The impact on future revenues lost from existing customers;
 - (G) Necessary and reasonable legal expenses and professional fees, including costs incurred to comply with TWC §13.257(r); and
 - (H) Any other relevant factors as determined by the Commission.

Documents Reviewed

On March 8, 2021, representatives of FCS Lancaster submitted an extensive Request for Information to Rockett SUD. The purpose of this RFI was to obtain the background documentation and data required to enable us to prepare a valuation, and to justify any assessment of value to be offered by Rockett's representatives. In response, Rockett provided numerous electronic files containing hundreds of pages of documents for our review. These and other documents we reviewed in conducting this valuation analysis, include, but are not limited to the following:

- Texas Water Code Section 13.254 and others
- Texas Administrative Code Section 24.245
- The Original Petition filed by FCS Lancaster, Ltd. to Amend Rockett SUD's Certificate of Convenience and Necessity in Dallas County by Expedited Release
- Order Approving Expedited Release in PUC Docket No. 51044 (included as **Appendix A**)



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- Rockett SUD's Responses to FCS Lancaster, Ltd.'s First Request for Information including:
 - Rockett SUD: Financial Statements and Independent Auditor's Report for the Year Ended December 31, 2016; 2017; 2018; and 2019
 - Rockett SUD: Statement of Assets, Liabilities, Deferred Inflows of Resources, And Net Position (Budget Basis) as of December 31, 2020
 - Rockett SUD: Statement of Revenues and Expenses (Budget Basis) for the Twelve Months Ended December 31, 2020
 - Rockett SUD: Cash Flow Analysis for the Month Ending December 31, 2020
 - Rockett SUD: Schedule of Revenues, Expenses, and Changes in Net Assets Budget Summary for the Year Ending December 31, 2021
 - Rockett SUD – Book Assets Listing FYE 12/31/2019
 - Rockett SUD Summary of Outstanding Debt 2016 – 2049
 - City of Waxahachie and Rockett SUD Robert W. Sokoll Water Treatment Plant Joint Venture Agreement
 - City of Midlothian and Rockett SUD Treated Water Agreement
 - Contract for Water Service Between Ellis County Water Control and Improvement District No. 1 and Rockett SUD
 - Rockett SUD Water Purchase Summary by Month (1/1/16 – 12/31/20)
 - Tarrant Regional Water District Additional Party Raw Water Supply Contract (Municipal) Rockett SUD: Cedar Creek and Richland-Chambers Reservoirs and Pipelines
 - Monthly Transaction Report by Class for Revenues Billed (2016, 2017, 2018, 2019, 2020)
 - Texas Water Development Board Water Use Survey (2016, 2017, 2018, 2019, 2020)
 - 2021 Region C Water Plan Dated November 2020: Prepared for The Region C Water Planning Group, which includes extensive data on forecast and expected growth in Rockett's service territory
 - Section G. Rates and Fees – Rockett SUD Rate Order
 - City of Ferris and Rockett SUD Treated Wholesale Water Supply Contract
 - Rockett SUD and City of Palmer Treated Water Supply Contract
 - Rockett SUD and Howard Water Supply Corporation Treated Wholesale Water Supply Contract



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- Third Amended and Restated Treated Water Supply Contract by and Between Rockett SUD and Rural Bardwell Water Supply Corporation
- Affidavits of Mike Anderson and Lawrence Cates (included as **Appendix B**)

Background

On July 9, 2020, FCS Lancaster, Ltd. filed a petition for streamlined expedited release of two tracts of land in Dallas County from the service area under water certificate of convenience and necessity (CCN) number 10099. Rockett SUD was identified as the holder of CCN number 10099. The tracts of land owned by the FCS Lancaster, Ltd. contain approximately 35 acres and approximately 121 acres respectively, and are located south of the City of Lancaster at the southwestern corner of Bear Creek Road and Interstate 35 in Dallas County, Texas. On January 29, 2021, the Commission issued an Order releasing the tracts of land identified in the petition from the Rockett SUD's service area under CCN number 10099.

As of today, the properties are vacant, and have no existing development. Further, as noted in the PUC's Decertification Order, "the CCN holder has no facilities or lines that provide water service to the tract of land."

There are also significant barriers to potential development of this CCN should Rockett continue to hold the CCN. Mr. Lawrence Cates states in his affidavit that "in order to develop the property, if served by Rockett, FCS Lancaster, Ltd. would be responsible for extending water distribution lines from existing Rockett facilities. In addition, acquisition of any easements needed for said installation will be the responsibility of FCS Lancaster Ltd. FCS Lancaster, Ltd. has no condemnation authority, and therefore would be required to pay for these easements. Any other developer who would acquire this property from FCS Lancaster, Ltd. would be subject to the same requirements."

Mr. Mike Anderson also submitted an affidavit reaffirming the barriers to future development under Rockett's control of the CCN. He states the following: "it is my professional opinion that developing this property while receiving service from Rockett will negatively impact the value of FCS Lancaster, Ltd.'s property. This is because FCS Lancaster Ltd. Would be required to pay for the installation of all off site water lines and pump stations, as well as securing and paying for the private easements required for the development of this property. This would be cost prohibitive for FCS Lancaster Ltd. In my professional opinion, and reasonable commercial developer would find it cost prohibitive to develop this parcel of land if it were being served by Rockett."

The full affidavits of Mr. Cates and Mr. Anderson are included as **Appendix B**.

Analysis of Valuation Criteria

In this section we evaluate each of the factors outlined in TWC §13.254(g) and 16 TAC § 24.245(j) for the purposes of assessing a valuation of the decertified CCN. I will first state the criteria and then provide my analysis and conclusions regarding an appropriate valuation.



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1. The value of real property owned and utilized by the retail public utility for its facilities.

Findings:

Specific to the expedited release, the certificated area is being released from Rockett SUD's CCN. However, no real property is changing hands as a result of the decertification. Further, according to Findings of Fact Nos. 32, 33, 34, 35, 36, 37, 38, 39, 45, and 46 in **Appendix A:**

"The tract of land is not receiving actual water service from the CCN holder (32 and 37)."

"The CCN holder has not committed or dedicated any facilities or lines to the tract of land (34 and 45)."

"The CCN holder has no facilities or lines that provide water service to the tract of land (35 and 46)."

"The CCN holder has not performed any acts for or supplied anything to the tract of land (36 and 46)."

"A 2-inch water line owned by the CCN holder terminates approximately 700 feet to the southeast of the tract."

"A 6-inch water line and several 1 1/2-inch water lines owned by the CCN holder run more than 800 feet to the south of the tract."

No portion of the hundreds of pages of documents provided by Rockett in response to specific RFIs regarding growth and service to the CCN area contained any conclusive identification of lines or assets that were developed or currently exist for the purpose of servicing the CCN area.

In summary, there are no facilities in the area to be decertified, nor to the best of my knowledge has Rockett SUD performed acts or supplied any service to the subject area. There is no real property that is owned and utilized by Rockett SUD ("retail public facility") for its facilities within the subject area.

Further, no portion of the hundreds of pages of documents provided by Rockett in response to specific RFIs contained any conclusive documentation regarding expected future development in the specific CCN area. Growth estimates were provided in the form of the 2021 Region C Water Plan, and were general in nature. The estimates showed that the vast majority of Rockett's future growth was expected to occur in Ellis County, not Dallas County where the CCN is located. Rockett's Dallas County service territory was expected to grow in population between 2020 and 2030 by only 1,000. Selected pages from the Water Plan are included as **Appendix C**.

The affidavits of Mr. Cates and Mr. Anderson presented as **Appendix B** detail the negative impact of Rockett's policies on future commercial development in the CCN area. In their



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opinions, these policies make commercial development in this area both impractical and financially prohibitive.

Therefore the combination of the lack of documentation of specific growth, the virtual non-existent population growth forecast in Rockett's Dallas County service territory, and the cost-prohibitive policies hampering commercial growth in the CCN area leads to the reasonable conclusion that no growth or development would be expected in the CCN area in the foreseeable future if Rockett were to continue to possess the CCN.

Therefore, it is my opinion that the value for **Factor 1** is \$0.00 associated with real property owned and utilized by the retail public utility.

2A. The amount of the retail public utility's debt allocable for service to the removed area.

Findings:

Similar to Item No. 1 above, Rockett SUD has no facilities and/or customers within the subject area, nor has Rockett SUD performed acts or supplied any service to the subject area. Further, evidence presented in Factor 1 show that there is no reasonable expectation of development in this area for the foreseeable future. Therefore, it is my opinion that \$0.00 in Rockett's current debt is allocable to this area for **Factor 2A**.

2B. The value of the service facilities of the retail public utility located within the removed area.

Findings:

The Findings of Fact cited above state conclusively that Rockett SUD does not maintain service facilities on the subject area. Therefore, it is my opinion that there is \$0.00 value to be assigned to **Factor 2B**.

2C. The amount of any expenditures for planning, design, or construction of the service facilities that are allocable to service to the removed area.

Findings:

While Rockett SUD may provide service in the general vicinity of the areas to be decertified, additional investment and additional action would be necessary to provide and expand the utility's service to the subject area. Further, the evidence in Factor 1 leads to the reasonable conclusion that no growth or development would be expected in the CCN area for the foreseeable future if Rockett were to continue to possess the CCN.

Therefore, based on documentation provided and reviewed, and to the best of my knowledge, I have seen no evidence that expenditures associated with the planning,



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design, or construction of service facilities can be allocable to the area to be decertified. As a result, I have assigned a \$0.00 value to **Factor 2C**.

2D. The amount of contractual obligations allocable to the removed area.

Findings:

As previously stated in the Findings of Fact, Rockett SUD does not have any existing customers or infrastructure located within the subject area. Further, the evidence in Factor 1 leads to the reasonable conclusion that no growth or development would be expected in the CCN area for the foreseeable future if Rockett were to continue to possess the CCN.

Therefore, it is unreasonable to allocate any existing contractual obligations to the removed area. As a result, my opinion of value for **Factor 2D** is \$0.00.

2E. Any demonstrated impairment of service or any increase of cost to consumers remaining after the decertification.

Findings:

There are no current customers or facilities within the subject area, and the evidence in Factor 1 leads to the reasonable conclusion that no growth or development would be expected in the CCN area for the foreseeable future if Rockett were to continue to possess the CCN.

Therefore, it is my opinion that there is no evidence of impairment of services and/or increase in costs to the remaining customers of Rockett SUD as a result of decertification. No current customers contribute to fixed cost recovery currently from the subject area, and there is no reasonable expectation of future development that will lead to future customers contributing to fixed cost recovery. As a result, my opinion of value for **Factor 2E** is \$0.00.

2F. The impact on future revenues lost from existing customers.

Findings:

As previously stated, there are no existing customers within the subject area as specifically stated in the Findings of Fact. Therefore, there is no loss of future revenues from existing customers in the area. Given this, my opinion of value for **Factor 2F** is \$0.00.



2G. Necessary and reasonable legal expenses and professional fees.

Findings:

Rockett SUD is entitled to recovery of any necessary and reasonable legal expenses related to its participation in Docket No. 51044, along with professional fees incurred in preparing its determination of compensation. At this time, I do not have any information regarding these amounts. I recommend that the Commission order Rockett SUD to produce invoice documentation in support of any requested legal expenses and professional fees, as well as specific justification for the reasonableness of such expenses. Based on that evidence provided by Rockett the Commission should make a determination as to whether Rockett is entitled to reimbursement for legal and professional expenses, and if so, the total amount of such reimbursement.

2H. Any other relevant factors.

Findings:

As indicated in Docket No. 51044, while Rockett SUD may provide service to nearby properties in the vicinity of the property subject to decertification within this proceeding, there are currently no assets located within the area to be decertified. Rockett SUD would incur additional capital cost to provide service to the subject area.

As shown in the 2021 Region C Water Plan Dated November 2020 and prepared for The Region C Water Planning Group, Section 5E, pages 185-186, based on current projections, Rockett SUD's Total Projected Demands will exceed its currently available supply by 703 ac-ft/year by 2030. According to the Water Plan, "the recommended water management strategies for Rockett SUD include implementing water conservation measures, purchasing additional TRWD water, and expanding the Sokoll WTP."

This refutes any argument that capacity in Rockett's existing treatment plant or distribution facilities would be "stranded" or lose value due to the decertification of this CCN. First, as shown repeatedly in this analysis, the evidence in Factor 1 leads to the reasonable conclusion that no growth or development would be expected in the CCN area for the foreseeable future if Rockett were to continue to possess the CCN. This undermines any argument that any of Rockett's existing capacity is for the purpose of serving the CCN area. Second, even if this were the case, Rockett could use this capacity to service its expected growth in other areas. Therefore, the investment could not be considered stranded, or dedicated to the CCN area, nor should Rockett be entitled to compensation for this investment.

Selected pages from the Water Plan are included as **Appendix C**.

Further, I have researched other transactions involving parcels that have been decertified from both water and sewer CCN's. A summary of the transactions is included in **Appendix D**. These transactions date from 2015 through present. The majority of the



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transactions identified were for decertified parcels that were similar to the circumstances identified in the FCS Lancaster petition and Order Findings of Fact for PUC Docket No. 51044. Most of the transactions involved one or more appraisals as shown on **Schedule 1**. Additionally, a few of the transactions did not involve an appraisal as a settlement was reached between the two parties before the appraisal process was begun, as identified on **Schedule 2**. As shown on **Schedule 1** and **Schedule 2**, other than an allowance for "necessary and reasonable legal expenses and professional fees" the vast majority of the transactions identified resulted in a PUC Order of no compensation due.

I am unaware of any other relevant factors to be considered within this proceeding which would merit further analysis for determining just and adequate compensation.

Conclusion

Based upon my analysis, as governed by TWC §13.254(g), and on the Commission's Findings of Fact noted above, it is my opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Rockett SUD should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission.

We appreciate this opportunity to assist you in this matter. If you have any questions, please do not hesitate to contact me at 972.378.6588 or djackson@willdan.com.

Respectfully submitted,

WILLDAN FINANCIAL SERVICES



Dan V. Jackson
Vice President

List of Appendices

Appendix A – Order Approving Expedited Release in PUC Docket No. 51044
 Appendix B – Affidavits of Mike Anderson and Lawrence Cates
 Appendix C – 2021 Region C Water Plan Dated November 2020 (Selected Pages)
 Appendix D – Selected Decertified Parcel Analysis – Texas Public Utility Commission Dockets
 Appendix E – Resume of Dan V. Jackson, MBA



Appendices

Appendix A

DOCKET NO. 51044

PETITION OF FCS LANCASTER, LTD. § PUBLIC UTILITY COMMISSION
 TO AMEND ROCKETT SPECIAL §
 UTILITY DISTRICT'S CERTIFICATE § OF TEXAS
 OF CONVENIENCE AND NECESSITY §
 IN DALLAS COUNTY BY EXPEDITED §
 RELEASE §

RECEIVED
 2021 JAN 29 PM 12:43
 PUBLIC UTILITY COMMISSION
 FILING CLERK

ORDER

This Order addresses the petition of FCS Lancaster, Ltd. for streamlined expedited release of two tracts of land in Dallas County from the service area under water certificate of convenience and necessity (CCN) number 10099. Rockett Special Utility District is the holder of CCN number 10099. For the reasons stated in this Order, the Commission releases the tracts of land from Rockett's certificated service area. In addition, the Commission amends Rockett's CCN number 10099 to reflect the removal of the tracts of land from the service area.

Following entry of this Order, the Commission will determine the amount of compensation, if any, to be awarded to Rockett, which will be addressed by a separate order.

I. Findings of Fact

The Commission makes the following findings of fact.

Petitioner

1. FCS Lancaster is a Texas limited partnership registered with the secretary of state under filing number 800590672.

CCN Holder

2. Rockett is a special utility district operating under chapter 65 of the Texas Water Code (TWC).
3. Rockett holds water CCN number 10099 that obligates it to provide retail water service in its certificated service area in Dallas County.

Petition

4. On July 13, 2020, the petitioner filed a petition for streamlined expedited release of two tracts of land from the CCN holder's service area under CCN number 10099.

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5. The petition includes an affidavit, dated July 7, 2020, of Richard King Sheldon, manager of RKS Lancaster GP, LLC, general partner to the petitioner; a limited warranty deed with vendor's lien dated December 29, 2005, which includes metes and bounds descriptions of the tracts of land; a May 20, 2020, letter from the surveyor of the tracts; location maps for the tracts; a title insurance policy for the tracts; and a land title survey of the tracts.
6. On October 15, 2020, the petitioner filed a supplemental response to a motion to dismiss filed by the CCN holder.
7. The supplemental response includes an affidavit, dated October 12, 2020, of Mr. Sheldon; and an October 12, 2020, letter from the CCN holder's engineer to the CCN holder's general manager.
8. On November 12, 2020, the petitioner filed supplemental mapping information, including mapping data in a digital format, and a land title survey of the tracts.
9. In Order No. 6 filed on November 19, 2020, the administrative law judge (ALJ) found the petition administratively complete.

Notice

10. The petitioner sent a copy of the petition by certified mail to the CCN holder on July 10, 2020.
11. In Order No. 6 filed on November 19, 2020, the ALJ found the notice sufficient.

Intervention and Response to Petition

12. In Order No. 2 filed on August 3, 2020, the ALJ granted the CCN holder's motion to intervene.
13. On August 21, 2020, the CCN holder filed a response to the petition.
14. The response includes an affidavit, dated August 21, 2020, of Kay Phillips, the CCN holder's general manager; email correspondence between Ms. Phillips and the CCN holder's legal counsel; a conditional commitment for guarantee document, dated July 25, 2019, between the CCN holder and the United States Department of Agriculture; an affidavit, dated August 21, 2020, of Benjamin Shanklin, consulting engineer for the CCN holder; and a map of the tracts of land.
15. On October 7, 2020, the CCN holder filed a supplemental motion to dismiss.

16. The supplemental motion to dismiss includes an application for non-standard water utility service, dated September 28, 2020, submitted on the petitioner's behalf to the CCN holder, including a copy of a \$3,000 check payable to the CCN holder for the application fee.
17. On October 22, 2020, the CCN holder filed a reply to the petitioner's response to the motion to dismiss.
18. The reply includes email correspondence of various dates between representatives of the CCN holder and the petitioner concerning the application for non-standard water utility service; and a letter, dated October 12, 2020, from Mr. Shanklin to the CCN holder.

The Motion to Abate and the Motions to Dismiss

19. On August 13, 2020, Commission Staff moved to have this proceeding abated, pending the outcome of certain federal litigation concerning the CCN holder and issues raised under 7 U.S.C. § 1926(b).
20. The petitioner opposed abatement.
21. On August 21, 2020, the CCN holder filed its first motion to dismiss, arguing that the petition should be dismissed because the CCN holder is indebted on a loan guaranteed by the federal government and has provided or made service available to the tracts of land, thereby entitling CCN holder to the protections provided under 7 U.S.C. § 1926(b).
22. On September 11, 2020, the CCN holder filed its second motion to dismiss, contending that the petition must be dismissed because the tracts of land receive water service.
23. On October 7, 2020, the CCN holder filed its third motion to dismiss, contending that, during the pendency of this case, the petitioner has requested water service from the CCN holder, thereby rendering the petition moot and appropriate for dismissal under 16 Texas Administrative Code (TAC) § 22.181(d)(2).
24. In Order No. 5 filed on November 5, 2020, the ALJ denied the motion to abate and the second and third motions to dismiss.
25. In Order No. 7 filed on December 30, 2020, the ALJ denied the first motion to dismiss.

The Tracts of Land

26. The tracts of land for which the petitioner seeks expedited release are approximately 35 acres and approximately 121 acres, and are located in Dallas County.

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- 27. The two tracts are near to one another, but not contiguous.
- 28. The 35-acre tract lies to the north of the 121-acre tract.
- 29. The petitioner's tracts of land are located within the CCN holder's certificated service area.

Ownership of the Tracts of Land

- 30. The petitioner acquired the tracts of land by a limited warranty deed with vendor's lien, dated December 29, 2005.

Qualifying County

- 31. Dallas County has a population greater than one million people.

Water Service

The 35-acre tract

- 32. The tract of land is not receiving actual water service from the CCN holder.
- 33. A 1 1/2-inch water line and a 2-inch water line owned by the CCN holder run parallel to, but outside of, the northern boundary of the tract.
- 34. The CCN holder has not committed or dedicated any facilities or lines to the tract of land.
- 35. The CCN holder has no facilities or lines that provide water service to the tract of land.
- 36. The CCN holder has not performed any acts for or supplied anything to the tract of land.

The 121-acre tract

- 37. The tract of land is not receiving actual water service from the CCN holder.
- 38. A 2-inch water line owned by the CCN holder terminates approximately 700 feet to the southeast of the tract.
- 39. A 6-inch water line and several 1 1/2-inch water lines owned by the CCN holder run more than 800 feet to the south of the tract.
- 40. The CCN holder has proposed to build an 8-inch water line and a 12-inch water line south of the tract.

41. On or about September 29, 2020, the petitioner submitted to the CCN holder an application for non-standard water utility service, to explore the feasibility of the CCN holder providing water service to the tract. The petitioner also paid to the CCN holder a \$3,000 fee for processing the application.
42. When it applied for non-standard water utility service, the petitioner used the CCN holder's application form, which states that the application does not obligate the CCN holder to provide service "until the application has been evaluated and a final Non-Standard Contract has been executed by all necessary parties."
43. A final Non-Standard Contract has not been executed by all necessary parties in relation to the petitioner's application.
44. The CCN holder has not completed its analysis of whether it can provide the non-standard water service requested by the petitioner.
45. The CCN holder has not committed or dedicated any facilities or lines to the tract of land.
46. The CCN holder has no facilities or lines that provide water service to the tract of land.

The CCN holder has not performed any acts for or supplied anything to the tract of land.

Map and Certificate

47. On December 31, 2020, Commission Staff filed its recommendation on final disposition that included a certificate and a map on which it identified the tracts of land in relationship to the CCN holder's service area.

II. Conclusions of Law

The Commission makes the following conclusions of law.

1. The Commission has authority over the petition for streamlined expedited release under TWC §§ 13.254 and 13.2541.
2. The petitioner provided notice of the petition in compliance with 16 TAC § 24.245(h)(3)(F).

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3. No opportunity for a hearing on a petition for streamlined expedited release is provided under TWC §§ 13.254 and 13.2541 or 16 TAC § 24.245(h)(7).
4. Petitions for streamlined expedited release filed under TWC §§ 13.254 and 13.2541 and 16 TAC § 24.245(h) are not contested cases.
5. Landowners seeking streamlined expedited release under TWC §§ 13.254 and 13.2541 and 16 TAC § 24.245(h) are required to submit a verified petition through a notarized affidavit, and the CCN holder may submit a response to the petition.
6. To obtain release under TWC § 13.2541(b), a landowner must demonstrate that the landowner owns a tract of land that is at least 25 acres, that the tract of land is located in a qualifying county, and that the tract of land is not receiving service of the type that the current CCN holder is authorized to provide under the applicable CCN.
7. Dallas County is a qualifying county under TWC § 13.2541(b) and 16 TAC § 24.245(h)(2).
8. The petitioner owns the tracts of land, each of which is at least 25 acres, for which it seeks streamlined expedited release through the petition.
9. The tracts are not receiving water service under the standards of TWC §§ 13.002(21) and 13.2541(b) and 16 TAC § 24.245(h), as interpreted in *Texas General Land Office v. Crystal Clear Water Supply Corporation*, 449 S.W.3d 130 (Tex. App.—Austin 2014, pet. denied).
10. The petitioner is entitled under TWC § 13.2541(b) to the release of its tracts of land from the CCN holder's certificated service area.
11. After the date of this Order, the CCN holder has no obligation under TWC § 13.254(h) to provide retail water service to the petitioner's tracts of land.
12. The Commission has no authority to decertificate any facilities or equipment owned and operated by the CCN holder to provide retail water service or retail sewer service through the streamlined-expedited-release process under TWC § 13.2541(b).
13. The Commission processed the petition in accordance with the TWC and Commission rules.
14. Under TWC § 13.257(r) and (s), the CCN holder is required to record certified copies of the approved certificate and map, along with a boundary description of the service area, in

the real property records of Dallas County no later than the 31st day after the date the CCN holder receives this Order

15. A retail public utility may not under TWC § 13.254(d) provide retail water service or retail sewer service to the public within the tracts of land unless just and reasonable compensation under TWC § 13.254(g) has been paid to the CCN holder.

III. Ordering Paragraphs

In accordance with these findings of fact and conclusions of law, the Commission issues the following orders.

1. The Commission releases the tracts of land identified in the petition from the CCN holder's service area under CCN number 10099.
2. The Commission does not decertify any of the CCN holder's equipment or facilities that may lay on or under the petitioner's tracts of land.
3. The Commission amends CCN number 10099 in accordance with this Order.
4. The Commission approves the attached map.
5. The Commission approves the attached certificate.
6. The CCN holder must file in this docket proof of the recording required in TWC § 13.257(r) and (s) within 45 days of the date of this Order.
7. The proceeding to determine the amount of compensation to be awarded to the CCN holder, if any, commences with the filing of this Order in accordance with the schedule adopted in Order No. 6. Any decision on compensation will be made by a separate order.
8. The Commission denies all other motions and any other requests for general or specific relief not expressly granted by this Order

Docket No. 51044

Order

Page 8 of 8

Signed at Austin, Texas the 29th day of January 2021.

PUBLIC UTILITY COMMISSION OF TEXAS


DEANN T. WALKER, CHAIRMAN


ARTHUR C. D'ANDREA, COMMISSIONER


SHELLY BOTKIN, COMMISSIONER

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Public Utility Commission of Texas

By These Presents Be It Known To All That

Rockett Special Utility District

having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Rockett Special Utility District is entitled to this

Certificate of Convenience and Necessity No. 10099

to provide continuous and adequate water utility service to that service area or those service areas in Dallas and Ellis Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 51044 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the Rockett Special Utility District to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

Issued at Austin, Texas, this 20th day of January 2021.

Rockett Special Utility District
 Portion of Water CCN No. 10099
 PUC Docket No. 51044
 Petition by FCS Lancaster, Ltd. to Amend
 Rockett Special Utility District's CCN by Expedited Release in Dallas County

CCN
 10098

Area Released

CCN
 10099

CCN
 11059

Western Hills Dr



Water CCN

10099 - Rockett SUD

10098 - City of Lancaster

11059 - City of Glenn Heights

Property Boundary
 Area Released

0 300 600
 Feet



Appendix B

April 9, 2021

Dan Jackson
Willdan Financial Services
5500 Democracy Drive, Suite 130
Plano, Texas 75024
djackson@willdan.com

Dear Mr. Jackson,

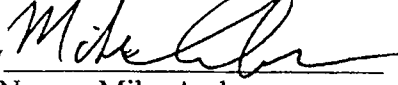
I have been asked by Jamie Mauldin to present you with my independent and professional opinion as stated in this letter. My opinion below is based on my capacity and 35 years' experience in the commercial real estate industry in Dallas County, Ellis County, and the Dallas-Fort Worth Metroplex. As a result, I have developed an extensive body of knowledge about the real estate and development market in the Dallas-Fort Worth area. I have researched and reviewed the limited information provided by Rockett Special Utility District ("Rockett"). My opinion below is based on my familiarity with the relevant facts and the exercise of my professional judgment and expertise.

On this basis, I hereby offer the following opinion:

Based on the information received by Rockett, it is my professional opinion that developing this property while receiving service from Rockett will negatively impact the value of FCS Lancaster, Ltd.'s property. This is because FCS Lancaster, Ltd. would be required to pay for the installation of all off site water lines and pump station, as well as securing and paying for the private easements required for the development of this property. This would be cost prohibitive for FCS Lancaster, Ltd. In my professional opinion, any reasonable commercial developer would find it cost prohibitive to develop this parcel of land if it were being served by Rockett.

Respectfully,

APCS, LLC,
a Texas limited liability company

By 
Name: Mike Anderson
Its President

Founded on Quality
Built on Trust



April 8, 2021

Dan Jackson
Willdan Financial Services
5500 Democracy Drive, Suite 130
Plano, Texas 75024
djackson@willdan.com

Dear Mr. Jackson,

I have been asked by Jamie Mauldin to present you with my professional opinion as stated in this letter. My opinion below is based on my capacity as a professional engineer with 45 years' experience and as a consultant for FCS Lancaster, Ltd. As a result, I have developed an extensive body of knowledge about both the procedural and substantive aspects of water distribution systems. I have researched and reviewed the information provided by Rockett Special Utility District ("Rockett"). My opinion below is based on my familiarity with the relevant facts and the exercise of my professional judgement and expertise.

On this basis, I hereby offer the following opinion based on the information received by Rockett:

In order to develop the property if served by Rockett, FCS Lancaster, Ltd. would be responsible for extending water distribution lines from existing Rockett facilities. In addition, acquisition of any easements needed for said installation will be the responsibility of FCS Lancaster Ltd. FCS Lancaster, Ltd. has no condemnation authority, and therefore would be required to pay for these easements. Any other developer who would acquire this property from FCS Lancaster, Ltd. would be subject to the same requirements, both to acquire the easements, and to install water distribution necessary to serve this property.

This opinion is based on my knowledge and experience with evaluating these circumstances as a professional engineer.

Respectfully,

A handwritten signature in black ink, appearing to read 'Lawrence A. Cates'.

Lawrence A. Cates, P.E., R.P.L.S.
Vice President of Business Development

Appendix C

2021 REGION C WATER PLAN

Volume I. Main Report

November 2020

Prepared for the Region C Water Planning
Group

Freese and Nichols, Inc.
Plummer Associates, Inc.

CP&Y, Inc.
Cooksey Communications

Attachment Two

*Projected Population for WUGs in
Multiple Counties or Regions*

County	Water User Group (WUG)	Final Region C Population					
		2020	2030	2040	2050	2060	2070
COLLIN	RICHARDSON	35,700	35,700	35,700	36,536	38,207	41,690
DALLAS	RICHARDSON	73,816	76,839	79,892	82,378	82,378	82,378
	RICHARDSON TOTAL	109,516	112,539	115,592	118,914	120,585	124,068
DALLAS	ROCKETT SUD	1,000	2,000	2,999	3,999	4,999	5,999
ELLIS	ROCKETT SUD	39,447	51,008	56,000	75,000	100,000	130,000
	ROCKETT SUD TOTAL	40,447	53,008	58,999	78,999	104,999	135,999
DALLAS	ROWLETT	59,891	65,397	70,903	75,409	78,784	83,228
ROCKWALL	ROWLETT	7,632	7,632	7,632	7,632	7,763	7,825
	ROWLETT TOTAL	67,523	73,029	78,535	83,041	86,547	91,053
COLLIN	ROYSE CITY	2,225	10,604	19,182	30,063	40,153	52,844
ROCKWALL	ROYSE CITY	9,054	9,706	10,000	24,000	40,712	45,160
HUNT (D)	ROYSE CITY	372	462	584	753	994	1,345
	ROYSE CITY TOTAL	11,651	20,772	29,766	54,816	81,859	99,349
COLLIN	SACHSE	8,108	8,108	8,108	8,441	8,535	8,535
DALLAS	SACHSE	20,596	20,596	20,596	20,596	20,596	20,596
	SACHSE TOTAL	28,704	28,704	28,704	29,037	29,131	29,131
PARKER	SANTO SUD	94	102	108	114	121	128
HOOD (G)	SANTO SUD	55	60	63	67	70	75
PALO PINTO (G)	SANTO SUD	2,028	2,208	2,330	2,470	2,614	2,768
	SANTO SUD TOTAL	2,177	2,370	2,501	2,651	2,805	2,971
DALLAS	SEAGOVILLE	18,853	22,871	26,888	30,904	34,987	34,974
KAUFMAN	SEAGOVILLE	29	36	44	55	67	80
	SEAGOVILLE TOTAL	18,882	22,907	26,932	30,959	35,054	35,054
ELLIS	SOUTH ELLIS COUNTY WSC	1,563	1,887	2,313	3,144	4,227	5,902
NAVARRO	SOUTH ELLIS COUNTY WSC	59	71	88	115	154	215
	SOUTH ELLIS COUNTY WSC TOTAL	1,622	1,958	2,401	3,259	4,381	6,117
COLLIN	SOUTH GRAYSON SUD	1,232	1,538	2,057	2,501	2,920	3,324

Attachment Four

Municipal Demand for WUGs in Multiple Counties or Regions

County	Water User Group (WUG)	Region C Final Demand (Acre-Feet per Year)					
		2020	2030	2040	2050	2060	2070
ELLIS	RICE WATER SUPPLY AND SEWER SERVICE	701	833	992	1,215	1,456	1,735
NAVARRO	RICE WATER SUPPLY AND SEWER SERVICE	438	523	625	736	882	1,051
	RICE WATER SUPPLY AND SEWER SERVICE TOTAL	1,140	1,356	1,617	1,950	2,338	2,786
COLLIN	RICHARDSON	8,952	8,801	8,683	8,824	9,215	10,054
DALLAS	RICHARDSON	18,508	18,943	19,432	19,895	19,869	19,868
	RICHARDSON TOTAL	27,460	27,744	28,115	28,719	29,084	29,922
DALLAS	ROCKETT SUD	114	220	323	427	532	638
ELLIS	ROCKETT SUD	4,505	5,606	6,028	7,999	10,638	13,816
	ROCKETT SUD TOTAL	4,619	5,826	6,351	8,426	11,170	14,454
DALLAS	ROWLETT	9,164	9,794	10,481	11,062	11,535	12,183
ROCKWALL	ROWLETT	1,168	1,143	1,128	1,120	1,137	1,145
	ROWLETT TOTAL	10,332	10,937	11,609	12,182	12,672	13,328
COLLIN	ROYSE CITY	258	1,197	2,137	3,328	4,437	5,837
ROCKWALL	ROYSE CITY	1,049	1,096	1,114	2,657	4,498	4,989
HUNT (D)	ROYSE CITY	43	52	65	83	110	149
	ROYSE CITY TOTAL	1,350	2,345	3,316	6,068	9,045	10,975
COLLIN	SACHSE	1,473	1,457	1,448	1,502	1,516	1,516
DALLAS	SACHSE	3,742	3,702	3,679	3,664	3,659	3,658
	SACHSE TOTAL	5,215	5,159	5,127	5,166	5,175	5,174
PARKER	SANTO SUD	12	12	13	13	14	15
HOOD (G)	SANTO SUD	7	7	7	8	8	9
PALO PINTO (G)	SANTO SUD	254	267	275	288	304	322
	SANTO SUD TOTAL	273	286	295	309	326	346
DALLAS	SEAGOVILLE	2,061	2,412	2,778	3,161	3,569	3,567

Rockett Special Utility District

Rockett Special Utility District is a wholesale water provider (WWP) that provides retail service in northern Ellis County and southern Dallas County and supplies water to a number of water user groups. Wholesale customers of the District include Palmer, Ellis County Other, Sardis-Lone Elm WSC, and Ferris. Rockett SUD's retail service area includes customers in many area cities. The current supplies for Rockett SUD include treated water purchased from Midlothian and water from TRWD.

Rockett SUD jointly owns the Robert W. Sokoll WTP with the City of Waxahachie. The plant was commissioned in December 2009 with a peak treatment capacity of 20 MGD (shared equally between the City of Waxahachie and Rockett SUD). The current supply from TRWD shown on **Table 5E.150** is limited by the Rockett SUD's capacity at Sokoll WTP. The recommended water management strategies for Rockett SUD include implementing water conservation measures, purchasing additional TRWD water, and expanding the Sokoll WTP.

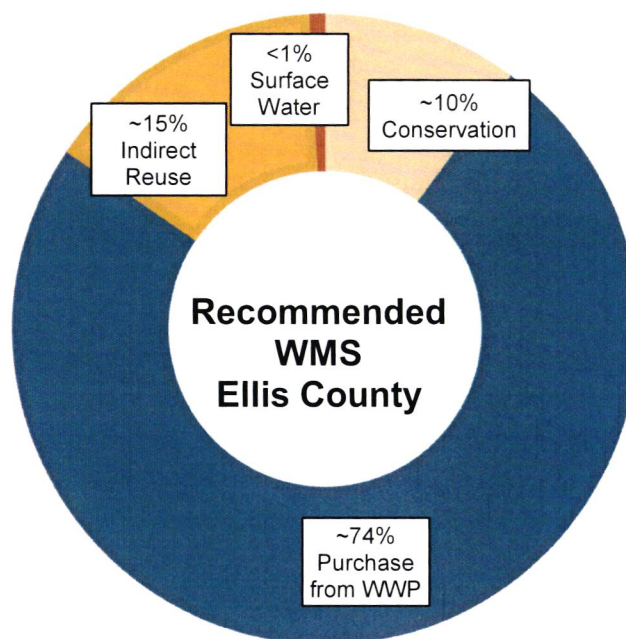
Table 5E.150 shows the projected demand, the current supplies, and the water management strategies for Rockett SUD. An alternative strategy for Rockett SUD is to purchase treated water from Dallas, delivered through an existing 36-inch line that is located near the town of Red Oak. Rockett SUD would construct a 20-inch line to deliver this water into their system.

Table 5E.150 Summary of Water Wholesale Water Provider and Customers – Rockett SUD

(Values in Ac-Ft/Yr)	2020	2030	2040	2050	2060	2070
Projected Demands						
Rockett SUD	4,619	5,826	6,351	8,427	11,170	14,454
<i>Palmer</i>	274	334	407	519	662	1,219
<i>County Other, Ellis</i>	115	86	120	315	1,217	3,811
<i>Sardis-Lone Elm WSC</i>	1,121	1,121	1,121	1,121	1,121	1,121
<i>Ferris</i>	461	789	1,071	1,209	1,351	1,496
Total Projected Demands	6,590	8,156	9,070	11,591	15,521	22,101
Currently Available Supplies						
Midlothian	2,242	2,242	2,242	2,242	2,242	2,242
TRWD Limited by Sokoll WTP Capacity	5,556	5,605	5,605	5,605	5,605	5,605
Total Currently Available Supplies	7,798	7,847	7,847	7,847	7,847	7,847
Need (Demand - Supply)	0	703	1,492	3,744	7,674	14,254
Water Management Strategies						
Conservation (retail)	44	83	80	133	214	325
Conservation (wholesale)	7	13	16	27	55	136
TRWD with Treatment as below:		607	1,396	3,584	7,405	13,793
<i>10 MGD WTP Expansion at Sokoll – 1</i>		607	1,396	3,584	5,605	5,605
<i>10 MGD WTP Expansion at Sokoll – 2</i>					1,800	5,605
<i>3 MGD WTP Expansion at Sokoll</i>						1,682
Total Supplies from Strategies	51	703	1,492	3,744	7,674	14,254
Reserve (Shortage)	51	0	0	0	0	0
<i>Alternative Strategy</i>						
<i>Purchase Water from DWU</i>	2,242	3,363	5,605	5,605	5,605	5,605

5E.5.2 Summary of Costs for Ellis County

Table 5E.155 summarizes the costs of the water management strategies recommended for the WUGs and WWPs who have the majority of their demand located in Ellis County. Total quantities from **Table 5E.155** will not necessarily match total county demands. This is due mainly to water users whose sum of strategies results in a reserve as well as due to water users located in multiple counties (or wholesale water providers who develop strategies and then sell water to users in other counties). Quantities from infrastructure projects needed to deliver and/or treat water (shown in *gray italics*) are not included since the supplies are associated with other strategies. To avoid double-counting quantities of supplies, the quantities in *gray italics* are **not** included in the total.



The majority of the future supplies needed to meet demands within Ellis County are projected to come through purchases from wholesale water providers. Other strategies include indirect reuse, conservation, and surface water.

Table 5E.156 summarizes the recommended water management strategies within Ellis County individually. Alternative strategies are also included. More detailed cost estimates are located in **Appendix H**.

Table 5E.155 Summary of Recommended Water Management Strategies for Ellis County

Type of Strategy	Quantity (Ac-Ft/Yr)	Capital Costs
Conservation ^a	9,729	\$4,339,157
Purchase from WWP	71,745	\$0
<i>Additional Infrastructure</i>	<i>128,431</i>	<i>\$621,335,000</i>
Indirect Reuse	14,166	\$55,899,000
Surface Water	810	\$37,120,000
Total	96,450	\$718,693,157

^aThe conservation quantities represent the sum of the individual water user groups who have the majority of their service areas located in the county, not the total conservation in the county.

Table 5E.156 Costs for Recommended Water Management Strategies for Ellis County

WWP or WUG	Strategy	Online by:	Quantity (Ac-Ft/Yr) ^b	Capital Costs ^c	Unit Cost (\$/1000 gal)		Table
					With Debt Service	After Debt Service	
WWPs							
Ennis	Conservation (retail)	2020	2,623	\$612,128	\$3.48	\$1.07	H.11
	Conservation (wholesale)	2020	Included with WUGs				
	Indirect Reuse	2040	3,696	\$55,899,000	\$4.45	\$1.19	H 103
	TRWD through TRA	2030	9,952	\$0	\$1.26	\$1.26	None
	5 MGD WTP Expansion	2050	3,363	\$22,264,000	\$2.53	\$1.10	H 13
	8 MGD WTP Expansion	2060	4,484	\$47,735,000	\$3.97	\$1.68	H 13
	16 MGD WTP Expansion	2070	5,510	\$86,402,000	\$3.57	\$1.49	H 13
Midlothian	Conservation (retail)	2020	844	\$719,507	\$1.18	\$0.53	H 11
	Conservation (wholesale)	2020	Included with WUGs.				
	Indirect Reuse	2020	10,470	\$0	\$0.29	\$0.29	None
	Expand Tayman WTP to 20 MGD	2020	10,470	\$46,259,000	\$2.91	\$0.68	H 13
	TRWD	2020	9,499	\$0	\$1.26	\$1.26	None
	Expand Auger WTP to 16 MGD	2020	2,242	\$7,498,000	\$0.93	\$0.20	H 13
	Expand Auger WTP to 24 MGD	2030	4,484	\$24,798,000	\$1.38	\$0.19	H 13
	Expand Auger WTP to 32 MGD	2050	2,773	\$24,798,000	\$1.38	\$0.19	H 13
	ALTERNATIVE Direct Potable Reuse (Mountain Creek WWTP effluent)	2020	5,605	\$43,395,000	\$5.44	\$3.76	H 105
	ALTERNATIVE Purchase Duncanville's Joe Pool yield (up to 1 MGD)	2020	976	\$2,947,000	\$2.00	\$1.43	H 106
Rockett SUD	Conservation (retail)	2020	325	\$584,694	\$2.87	\$0.00	H.11
	Conservation (wholesale)	2020	Included with WUGs.				
	TRWD	2030	13,793	\$0	\$1.26	\$1.26	None
	10 MGD WTP Expansion at Sokoll-1	2030	5,605	\$58,903,000	\$3.89	\$1.63	H 13

WWP or WUG	Strategy	Online by:	Quantity (Ac-Ft/Yr) ^b	Capital Costs ^c	Unit Cost (\$/1000 gal)		Table
					With Debt Service	After Debt Service	
	10 MGD WTP Expansion at Sokoll-2	2060	5,605	\$58,903,000	\$3.89	\$1.63	H 13
	3 MGD WTP Expansion at Sokoll	2070	1,692	\$14,095,000	\$3.37	\$1.56	H 13
	3 MGD WTP Expansion at Sokoll						
Waxahachie	Conservation (retail)	2020	1,229	\$1,754,083	\$5.74	\$0.76	H.11
	Conservation (wholesale)	2020	Included with WUGs.				
	Dredge Lake Waxahachie	2040	810	\$37,120,000	\$11.37	\$0.00	H 116
	TRA/TRWD	2040	10,430	\$0	\$1.27	\$1.27	None
	8 MGD Expansion WTP	2030	4,484	\$47,735,000	\$3.97	\$1.68	H 13
	12 MGD Expansion WTP	2070	5,946	\$68,069,000	\$3.75	\$1.57	H 13
	36" Raw water line from IPL to Lake Waxahachie	2040	10,430	\$1,302,000	\$0.03	\$0.00	H 113
	30" Raw water line from IPL to Howard Road Water Treatment Plant	2040	10,430	\$4,343,000	\$0.20	\$0.02	H 112
	36" Raw water line from Lake Waxahachie to Howard Rd WTP	2040	10,430	\$6,461,000	\$0.16	\$0.03	H 114
	Phase I Delivery Infrastructure to Customers in South Ellis County	2040	1,121	\$16,338,000	\$1.63	\$0.37	H 118
	Phase II Delivery Infrastructure to Customers in South Ellis County	2050	2,520	\$26,982,000	\$1.68	\$0.20	H.119
	48" TRWD Parallel Supply Line to Sokoll WTP	2040	10,430	\$3,954,000	\$0.04	\$0.00	H 115
	Increase delivery infrastructure to	2040	10,430	\$14,096,000	\$0.50	\$0.05	H 117

Appendix D

Appendix D
Schedule 1
Selected Appraisal Reports Summary for Decertified CCN Parcels

Trans. No.	Control No.	CCN Holder (CCN No.)	Appraiser	Value for Factor: (1)									Notes	Final Commission Order (If any)
				A	B	C	D	E	F	G	H	Total		
1	44555	Tall Timbers Utility Company, Inc. (20694 S)	NewGen Strategies & Solutions									\$ -	Conclusion that there is no property that has been rendered useless and valueless as a result of decertification by the TCEQ and the provision of service by the City to the area in question.	No Compensation due.
2	45292	Suetrak USA Company, Inc. (11916 W, 20629 S)	NewGen Strategies & Solutions									\$ -	Conclusion that there is no property that has been rendered useless and valueless as a result of decertification by the TCEQ and the provision of service by the City to the area in question.	No Compensation due.
3	45450	Aqua Texas, Inc. (13201 W)	NewGen Strategies & Solutions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 542	\$ -	\$ 542	Conclusion that there is no property that has been rendered useless and valueless as a result of decertification by the TCEQ and the provision of service by Mustang SUD to the area in question. However, if a monetary compensation determination were to be made, it is our opinion that the compensation to be provided is \$541.96.	No Compensation due.
4	45462	Aqua Texas, Inc. (13201 W)	NewGen Strategies & Solutions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,341	\$ -	\$ 4,341	Conclusion that there is no property that has been rendered useless and valueless as a result of decertification by the TCEQ and the provision of service by Mustang SUD to the area in question. However, if a monetary compensation determination were to be made, it is our opinion that the compensation to be provided is \$541.96.	No Compensation due.
5	45679	Guadalupe-Blanco River Authority (20892 S)	DGRA, Inc.	\$ 29,933	\$ -	\$ -	\$ -	\$ 4,225	\$ -	\$ 10,000	\$ -	\$ 44,158	Appraiser for Zipp Road Utility Company, LLC.	Under the settlement agreement, Zipp Road and Guadalupe-Blanco agree that Zipp Road will obtain wholesale sewer treatment services from Guadalupe-Blanco for the area Zipp Road seeks to certificate. Because Zipp Road is obtaining wholesale sewer treatment services from Guadalupe-Blanco, no property of Guadalupe-Blanco will be rendered useless or valueless by the decertification of certificate 20892.
5			NewGen Strategies & Solutions	\$ 747,940						\$ 11,000		\$ 758,940	Appraiser for GBRA (previous CCN Holder) The particular circumstances in this decertification limit GBRA compensation to: 1) The allocable share of debt and loan payments until the excess capacity in the collection system and WWTP are fully utilized; and 2) Reasonable legal expenses related to the decertification.	
5			Jones-Heroy & Associates, Inc.	\$ 438,900	\$ -	\$ 271,100	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 730,000		1. Aqua does not have any property that was rendered useless or valueless as a result of the decertification in Docket No. 45329. 2. Celina does not owe any compensation to Aqua and may provide water and sewer service to the tract that was decertified in Docket No. 45329. Aqua appealed but did not find anything in this case number about the appeal.
6	45848	Aqua Texas, Inc. (13201 W, 21059 S)	Jones-Heroy & Associates, Inc.	\$ -	\$ -	\$ 28,000	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 38,000		
6			KOR Group	\$ -	\$ -	\$ 38,250	\$ -	\$ -	\$ -	\$ 31,589	\$ 916,107	\$ 985,946	In order to determine the lost economic opportunity, and intangible personal property right, firm analyzed the achievable profits that are lost due to the decertification over a 25-year time period and included under other factors.	
6			B&D Environmental Inc.	\$ -	\$ -	\$ 38,250	\$ -	\$ -	\$ -	\$ 31,589	\$ -	\$ 69,839		

Appendix D
Schedule 1
Selected Appraisal Reports Summary for Decertified CCN Parcels

Trans. No.	Control No.	CCN Holder (CCN No.)	Appraiser	Value for Factor: (1)									Notes	Final Commission Order (if any)
				A	B	C	D	E	F	G	H	Total		
7	45956	Green Valley Special Utility District (20973 S)	NewGen Strategies & Solutions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NewGen preliminary value \$0, however, they reserved the right to update the valuation based on additional information being provided. They also pointed out that Rule 24.120 (g) provides for the reimbursement of reasonable legal and professional fees.	No Compensation due. Green Valley Special Utility District filed a motion for Rehearing.
8	50109	Aqua Texas, Inc. (13203 W, 21065 S)	NewGen Strategies & Solutions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NewGen Valuation Report showed \$0 value.	No Compensation due, however, parties agreed to pay \$4,000.
9	50258	UA Holdings 1994-5, LP (20586 S)	NewGen Strategies & Solutions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NewGen Valuation Report showed \$0 value.	No Compensation due.
10	50495	City of Lakewood Village (20075 W)	Kimley-Horn	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		No compensation is owed by the petitioner to the CCN holder for the streamlined expedited release.
11	50787	Tall Timbers Utility Company, Inc. (20694 S)	NewGen Strategies & Solutions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NewGen opinion that the compensation determination for the area subject to the Landowner's application for Expedited Decertification is zero dollars (\$0.00), with the exception that Liberty Utilities should be allowed to recover necessary and reasonable legal and professional fees as approved by the Commission.	Filed Motion of Abatement on 4/1/2021 stating parties have reached an agreement in principle on compensation and, in lieu of further pursuing the appraisal process, will coordinate to memorialize the details of their agreement in writing.
12	51166		DGRA, Inc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	Only value is for necessary and reasonable legal expenses and professional fees. However, this is an estimate as no expense information was provided to the appraiser.	Final Decision pending.
13	45244	Aqua Texas, Inc. (13201 W, 21059 S)	NewGen Strategies & Solutions									\$ -	Conclusion that there is no property that has been rendered useless and valueless as a result of decertification by the TCEQ and the provision of service by the City to the area in question.	Fort Worth owes no compensation to Aqua and may provide retail water and sewer service to the Property.
14	45702	Green Valley Special Utility District (20973 S)	NewGen Strategies & Solutions									\$ -	Conclusion that there is no property that has been rendered useless and valueless as a result of decertification by the TCEQ and the provision of service by the City to the area in question.	

Notes: (1) Value Factors shown above include:

- A The amount of the retail public utility's debt allocable for service to the area in question.
- B The value of the service facilities of the retail public utility located within the area in question.
- C The amount of any expenditures for planning, design, or construction of service facilities that are allocable to service to the area in question.
- D The amount of the retail public utility's contractual obligations allocable to the area in question.
- E Any demonstrated impairment of service or increase of cost to consumers of the retail public utility remaining after the decertification.
- F The impact on future revenues lost from existing customers.
- G Necessary and reasonable legal expenses and professional fees.
- H Other Relevant Factors.

Appendix D
Schedule 2
Summary Value Results for Decertified CCN Parcels

Control No.	CCN W	CCN S	CCN Holder	Petitioner/Service Provider	Year	Price	Acres Decertified	Notes
44555		20694	Tall Timbers Utility Company, Inc.	Tyler Oak Creek Development, LLC/ City of Tyler	6/19/2015	\$ -	129.09	NewGen Valuation Report showed \$0 value.
45244	13201	21059	Aqua Texas, Inc	SLF IV-114 Assemblage, L.P./City of Fort Worth	12/10/2015	\$ -	1,102.00	NewGen preliminary value \$0
45292	11916	20629	Suetrak USA Company, Inc.	City of Fort Worth	1/7/2016	\$ -	1,102.00	NewGen Valuation Report showed \$0 value.
45450	13201		Aqua Texas, Inc	Smiley Road, Ltd./ Mustang Special Utility District's (Mustang SUD)	3/14/2016	\$ -	111.00	NewGen Valuation Report showed \$0 value. However, it stated if compensation was to be made it should be \$541.96
45462	13201		Aqua Texas, Inc	Smiley Road, Ltd./ Mustang Special Utility District's (Mustang SUD)	3/14/2016	\$ -	899.00	NewGen Valuation Report showed \$0 value. However, it stated if compensation was to be made it should be \$4340.54
45702		20973	Green Valley Special Utility District	City of Cibolo	1/18/2018	\$ -	1,694.00	NewGen preliminary value \$0
45956		20973	Green Valley Special Utility District	City of Schertz	11/17/2017	\$ -	405.00	NewGen preliminary value \$0
46120	10908		Mountain Peak Special Utility District	City of Midlothian	11/17/2017	\$ -	97.70	Initial case was 44394.
46140			Kempner Water Supply Corporation	City of Lampasas	8/10/2017	\$ -	149.00	
50077	13203	21065	Aqua Texas, Inc	Kristin Calfee Bybee	7/31/2020	\$ 4,250.00	25.60	No appraisal report. Only settlement agreement.
50109	13203	21065	Aqua Texas, Inc	Carol C. Van Alstyne	7/17/2020	\$ 4,000.00	25.30	NewGen Valuation Report showed \$0 value.
50258		20586	UA Holdings 1994-5, LP	Clay Road 628 Development, LP	6/18/2020	\$ -	194.00	NewGen Valuation Report showed \$0 value.
50260	13259		Simply Aquatics, Inc	Clay Road 628 Development, LP	7/29/2020	Confidential	5.50	No appraisal report. Confidential settlement amount.
50464		20694	Tall Timbers Utility Company, Inc.	Cooper Empire, LLC,	9/8/2020	\$ 32,000.00	27.00	No appraisal report. Only settlement agreement.
50495	20075		City of Lakewood Village	The Sanctuary Texas LLC	3/23/2021	\$ -	70.13	Kimley Horn Valuation Report showed \$0 value.
51150	10908		Mountain Peak Special Utility District	DJD Land Partners LLC	3/8/2021	Confidential	65.53	No appraisal report. Confidential settlement amount.
51423	10294		Aqua Water Service Corporation	West Bastrop Village, Ltd	2/10/2021	\$ -	347.90	No appraisal report. No compensation due.

Appendix E

Dan V. Jackson. M.B.A.**Vice President and Principal in Charge**

Education
*Master of Business
Administration,
University of Chicago,
1984;
Specialization in
Finance/Accounting*

*Bachelor of Arts,
University of Chicago,
1982, Major in Social
Sciences
Dean's Honor List*

Areas of Expertise
*Rate Design
Cost of Service
Financial Forecasting
Valuation Analysis
Acquisition Analysis
Privatization Analysis
Economic Impact Analysis
Expert Witness Testimony*

Affiliations
*Member, American
Water Works Association*

*National Association for
Business Economics*

Other
*The Forgotten Men
(fiction) – Mediaguruz*

*Rainbow Bridge – Fiction
– Mirador Publishing*

36 Years' Experience

Mr. Jackson has 35 years of experience as an international financial expert, having completed more than 400 water, wastewater, electric, gas, solid waste and stormwater rate/cost of service studies and long-term financial plans for clients in the USA and the Pacific region. He also has served as an expert witness in state court, federal court and before several public utility commissions. Mr. Jackson's prior experience includes positions with Deloitte and Touche, Reed-Stowe & Company and Arthur Andersen. In 1997, Mr. Jackson co-founded Economists.com LLC, an international consulting firm with offices in Dallas and Portland, Oregon. Willdan acquired Economists.com in 2015, and Mr. Jackson now serves as Vice President and Managing Principal. Mr. Jackson has given dozens of lectures and presentations before professional associations. He is also an accomplished author; his award-winning novel **Rainbow Bridge** is now available in bookstores and on Amazon.com and bn.com.

His experience is summarized below.

Water/Wastewater – Rate Studies and Long-Term Financial Plans for which Mr. Jackson served as Project Manager

<u>Dallas/Fort Worth</u>	
▪ Allen, TX	2007, 2009, 2012, 2016
▪ Balch Springs, TX	2017, 2021
▪ Cedar Hill, TX	2016, 2018
▪ Celina, TX	2014, 2018, 2019, 2020, 2021
▪ Coppell, TX	2017, 2020, 2021
▪ Denton County FWSD 1A, TX	2017
▪ Denton County FWSD 8C, TX	2018
▪ DeSoto, TX	2005 -- 2019
▪ Duncanville, TX	2002, 2003, 2007, 2013, 2014, 2018
▪ Fairview, TX	2016, 2018
▪ Ferris, TX	2020
▪ Frisco, TX	2017
▪ Garland, TX	2009 – 2012
▪ Grand Prairie, TX	2019, 2020
▪ Hackberry, TX	2006
▪ Heath, TX	2020
▪ Hutchins, TX	2017, 2019
▪ Kaufman, TX	1994
▪ Little Elm, TX	2001, 2004, 2008-2016
▪ McKinney, TX	2010, 2016, 2019
▪ Mesquite, TX	2018
▪ Midlothian, TX	2000, 2003, 2006, 2010 2016, 2021
▪ Oak Point, TX	2006, 2011
▪ Parker, TX	2016
▪ Plano, TX	2017, 2020
▪ Princeton, TX	2012
▪ Prosper, TX	2005, 2016, 2018
▪ Richardson, TX	2016
▪ Rowlett, TX	2009, 2017, 2019, 2021

D. Jackson <i>Resume Continued</i>	▪ Royse City, TX	2007, 2011,2018
	▪ Rockwall, TX	2018
	▪ Sachse, TX	2014
	▪ Sherman, TX	2021
	▪ Venus, TX	2005, 2012
	▪ Waxahachie, TX	2012
	<u>State of Texas</u>	
	▪ Alamo Heights, TX	2018
	▪ Amarillo, TX	2017
	▪ Aqua Water Supply Corporation, TX	2003
	▪ Brownsville PUB, TX	2020,2021
	▪ Brady, TX	2016
	▪ Castroville, TX	2016,2018
	▪ Cibolo Creek Municipal Authority	2012, 2015
	▪ Del Rio, TX	2020,2021
	▪ Donna, TX	2007, 2011, 2012, 2013,2015-2020
	▪ El Paso County WCID #4, TX	2005, 2007, 2010, 2011, 2015,2019
	▪ El Paso County Tornillo WCID, TX	2006, 2010
	▪ Galveston, TX	2020
	▪ Groesbeck, TX	2001, 2004
	▪ Harker Heights, TX	2006
	▪ Hewitt, TX	2009 – 2015, 2021
	▪ Hondo, TX	2019
	▪ Jonah Special Utility District, TX	2006
	▪ Kempner WSC, TX	2014-2015
	▪ Laredo, TX	2018,2019
	▪ Laguna Madre Water District, TX	1991-1999, 2005, 2014, 2018,2020
	▪ La Villa, TX	2007
	▪ Leander, TX	2017-2018, 2020,2021
	▪ League City, TX	2019
	▪ Liberty Hill, TX	2018,2019
	▪ Los Fresnos, TX	2007,2017
	▪ Marble Falls, TX	2020
	▪ McLendon-Chisholm, TX	2019
	▪ Mercedes, TX	2001, 2003
	▪ New Braunfels, TX	2019
	▪ North Fort Bend Water Authority, TX	2011, 2016,2020
	▪ Paris, TX	1995
	▪ Port Arthur, TX	2020
	▪ Port of Houston Authority, TX	2001
	▪ Primera, TX	2021
	▪ Raymondville, TX	2001
	▪ Robinson, TX	2012, 2014, 2015
	▪ Robstown, TX	2014, 2015
	▪ San Juan, TX	2019
	▪ Schertz, TX	2012 – 2019
	▪ Seguin, TX	2015 -- 2020
	▪ Selma, TX	2018
	▪ Schertz-Seguin Local Govt Corporation, TX	2009 – 2021
	▪ Sonora, TX	2012
	▪ Southmost Regional Water Authority, TX	2001

D. Jackson <i>Resume Continued</i>	▪ Tomball, TX	2018
	▪ Troup, TX	2006
	▪ Venus, TX	2005, 2012
	▪ West Harris County Regional Water Auth, TX	2003, 2006, 2010, 2011, 2016
	▪ Webb County, TX	2011
	▪ Whitehouse, TX	2008
	▪ Winona, TX	2009
	▪ Yancey Water Supply Corporation, TX	2005
	<u>Arizona</u>	
	▪ Bisbee, AZ	2000 – 2005, 2018
	▪ Buckeye, AZ	2013, 2015, 2016
	▪ Camp Verde Sanitary District, AZ	2006, 2008
	▪ Carefree, AZ	2018
	▪ Casa Grande, AZ	2009
	▪ Chino Valley, AZ	2010-2018
	▪ Chloride Domestic Water Imp District, AZ	2003
	▪ Clarkdale, AZ	2005
	▪ Clifton, AZ	2018
	▪ Cottonwood, AZ	2004, 2007, 2009
	▪ Douglas, AZ	2009, 2011
	▪ Eagar, AZ	2006, 2011, 2012
	▪ Eloy, AZ	2007, 2011-2013
	▪ Florence, AZ	2008, 2012
	▪ Flowing Wells Improvement District, AZ	2008
	▪ Goodyear, AZ	2014, 2015, 2019-2020
	▪ Holbrook, AZ	2004
	▪ Jerome, AZ	2019
	▪ Marana, AZ	2008 – 2013, 2016
	▪ Miami, AZ	2010 – 2012, 2015
	▪ Nogales, AZ	2011, 2015-2016, 2018
	▪ Patagonia, AZ	1999, 2002
	▪ Payson, AZ	2006, 2010, 2012-2014, 2019, 2020
	▪ Prescott, AZ	2008
	▪ Quartzsite, AZ	2004, 2009, 2011, 2012, 2018
	▪ Queen Creek, AZ	2004, 2007, 2015, 2016
	▪ Safford, AZ	2006
	▪ San Luis, AZ	2002, 2012, 2013, 2017, 2018, 2021
	▪ Show Low, AZ	2011, 2014
	▪ Somerton, AZ	1999, 2002, 2005-2010, 2018
	▪ Tombstone, AZ	2001
	▪ Tonto Village DWID, AZ	2018
	▪ Wellton, AZ	2003
	▪ Willcox, AZ	2002
	▪ Winslow, AZ	2016, 2018
	▪ Yuma, AZ	2007, 2014, 2015, 2018
	<u>USA</u>	
	▪ North Chicago, IL	2001, 2005
	▪ Ada, OK	2014, 2015, 2018
	▪ Altus, OK	2020
	▪ Chickasha, OK	2016

D. Jackson <i>Resume Continued</i>	▪ Edmond, OK	2010, 2015, 2017, 2018
	▪ Miami, OK	2009, 2014, 2017
	▪ Pryor, OK	2016
	▪ Bryant, AR	2020
	▪ Hot Springs, AR	2005, 2009-2020
	▪ North Little Rock Wastewater Utility, AR	1999, 2003, 2006, 2011-2015
	▪ Russellville, AR	2013, 2014, 2015, 2019
	▪ Sarpy County, NE	2018
	▪ South Adams County WSD, CO	2013

Solid Waste and Stormwater – Rate Studies and Long-Term Financial Plans

▪ Balch Springs, TX	2021
▪ Coppel, TX	2020
▪ Duncanville, TX	2007
▪ Frisco, TX	2017
▪ Hewitt, TX	2010
▪ Mercedes, TX	1999
▪ San Luis, AZ	2003, 2013
▪ Somerton, AZ	2006
▪ San Marcos, TX	2018
▪ Goodyear, AZ	2020
▪ Hot Springs, AR	2011, 2012, 2013, 2016
▪ Miami, OK	2009

Water/Wastewater –CCN/ System Valuations and Acquisitions

▪ Avondale, AZ	2006
▪ Bullhead City, AZ	2020
▪ Buckeye, AZ	2013-2015
▪ Casa Grande, AZ (private)	2015
▪ Chino Valley, AZ	2006, 2016, 2018
▪ Cottonwood, AZ	2009, 2012
▪ Clarksdale, AZ	2009
▪ Florence, AZ	2007, 2014
▪ Marana, AZ	2009, 2010
▪ Pine Strawberry Water Imp District, AZ	2009
▪ Prescott, AZ	2006
▪ Prescott Valley, AZ	1998
▪ Queen Creek, AZ	2008, 2011
▪ Show Low, AZ	2010, 2011
▪ Aubrey, TX	2015
▪ Arlington, TX	1999, 2001
▪ Celina, TX	2006, 2015
▪ Forney Lake WSC, TX	2016
▪ Gunter, TX	2006
▪ Kempner WSC, TX	2016
▪ FCS Lancaster, TX	2021
▪ Taylor, TX	1999

D. Jackson
Resume Continued

▪ Whitehouse, TX	2006
▪ Van Alstyne, TX	2019
▪ Rockwall, TX	2005
▪ Trinity Water Reserve, TX	2000
▪ North Chicago, IL	2001
▪ North Little Rock WWU, AR	2015

Water/Wastewater – Impact Fee Studies

▪ East Medina County Special Utility District, TX	2000
▪ Cibolo Creek Municipal Authority, TX	2015
▪ Harlingen, TX	2005
▪ Laguna Madre Water District, TX	1993, 1996, 2000, 2003
▪ Liberty Hill, TX	2019
▪ Los Fresnos, TX	2006
▪ Mesquite, TX	1996
▪ Seguin, TX	2015, 2020
▪ San Luis, AZ	2002
▪ Marana, AZ	2011- 2014
▪ Wellton, AZ	2003
▪ Prescott, AZ	2007
▪ Yuma, AZ	2004, 2007, 2016
▪ Hot Springs, AR	2005, 2009, 2016

International Regulated Utilities – Pacific and Caribbean

▪ Water Authority of Fiji	2016, 2019
▪ Palau Public Utilities Corporation	2018
▪ Kiribati Public Utilities Board	2019, 2020
▪ EPC, Independent State of Samoa	2013
▪ Commonwealth Utilities Corporation Saipan	2005-2021
▪ American Samoa Power Authority	2009, 2014, 2016
▪ Guam Power Authority	2011
▪ Virgin Islands Telephone Company	1990-1991

Expert Witness Testimony

City of Arlington, TX – Seven separate cost of service analyses and testimony in wholesale contract rate proceedings before TNRCC. Largest ongoing wastewater rate dispute in Texas history, 1990-1994.

Cameron County Fresh Water Supply District No. 1 vs. Town of South Padre Island (TNRCC Docket 30346-W) – Expert testimony on reasonableness of rate structure, 1992.

Cameron County Fresh Water Supply District No. 1 vs. Sheraton Hotel/Outdoor Resorts (TNRCC Docket 95-0432-UCR) – Expert testimony on reasonableness of rate structure, 1993.

Laguna Madre Water District (PUC Docket 49154) – Expert testimony on the reasonableness of the District's raw water rate -- 2019.

City of Celina, TX (SOAH Docket 2003-0762-DIS) – Expert testimony on the proposed creation of a Municipal Utility District, 2004.

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Resume Continued

City of Celina, TX (PUC Docket No. 49225) – Expert testimony on the reasonableness of outside city limit rates – 2020.

East Medina County Special Utility District (SOAH Docket 582-02-1255) – Expert testimony on CCN application, 2003.

East Medina County Special Utility District (SOAH Docket 582-04-1012) – Expert testimony on CCN application, 2004.

City of Karnes City, TX – Expert testimony on valuation of CCN before the Texas Commission on Environmental Quality, 2009.

City of Princeton, TX (SOAH Docket 582-06-1641 and TCEQ Docket 2006-0044-UCR) – Expert testimony on ability to serve proposed service territory, 2007.

Town of Little Elm, TX (SOAH Docket 582-01-1618) – Expert testimony on reasonableness of rate structure, 2001.

Schertz Seguin Local Government Corporation – Expert testimony addressing application of San Antonio Water System for groundwater permits for Gonzalez County UWCD, 2009.

City of Ruidoso, NM – Expert testimony on reasonableness of Wastewater Rates, 2010.

City of Hot Springs, AR – Expert witness testimony on Reasonableness of Stormwater Rates, 2010.

Dallas County Water Control and Improvement District No. 6 (TNRCC Docket 95-0295-MWD) – Hearing on the merits for proposed wastewater treatment plant permit, 1995.

Commonwealth Utilities Corporation Saipan -- Expert testimony before Commonwealth Public Utilities Commission on reasonableness of rate structure, 2010-2015.

City of Mesquite, Texas vs. Southwestern Bell Telephone Company (No. 3-89-0115-T, U.S. Federal Court Northern Texas) -- 18 year estimate of revenues excluded from municipal franchise fees by SWB. Expert testimony on SWB accounting and franchise policies and Discovery disputes, 1991-1995.

City of Port Arthur, et. al., vs. Southwestern Bell Telephone Company (No. D-142,176, 136th Judicial District Court of Beaumont, Texas) -- 20 year estimate of revenues excluded from municipal franchise fees by SWB. Expert testimony on SWB accounting and franchise policies. 1993-1995.

Southwestern Bell Telephone Company vs. City of Arlington, Texas (No. 3:98-CV-0844-X, U.S. Federal Court Northern Texas) -- 15 year estimate of access revenues excluded from municipal franchise fees by SWB. Expert testimony on SWB accounting and franchise policies, 1996.

Metro-Link Telecom vs. Southwestern Bell Telephone Company (No. 89-CV-0240, 56th Judicial District Court Galveston County Texas) -- 20 year pro forma model calculating lost revenue from the cancellation of a trunk line leasing contract.

Complaint of the City of Denton against GTE Southwest, Inc. (PUC Docket 14152), 1994.

GTE vs. City of Denton (No. 95-50259-367, 367th Judicial District Court of Denton County, Texas) -- 10 year estimate of revenues excluded from municipal franchise fees by GTE, 1994-1996.

MAS vs. City of Denton, Texas (No. 99-50263-367, Judicial District Court of Denton County, Texas) – Testimony on reasonableness of franchise fee payment calculations.

Water/Wastewater – Other Studies

City of Paris, TX – Campbell's Soup Co. wholesale contract review/negotiations.

City of Conroe, TX – Evaluation of proposed long-term wholesale contract.

Cities of Bellmead, Woodway and Hewitt, TX – Least cost alternative analysis and assistance with

D. Jackson
Resume Continued

wholesale contract negotiations with City of Waco.

City of Lubbock, TX – Analysis of reasonableness of rates for Franklin Water System, January 2002.

City of Rockwall, TX – Wholesale contract review, 2005.

City of Miami, OK – Non-rate revenue study, 2010.

Town of Payson, AZ – Financial feasibility and economic impact study of C.C. Cragin Reservoir, 2011.

City of Duncanville, TX – Water and wastewater cost allocation study, 2002.

City of Whitehouse, TX – Economic analysis of potential acquisition of a water supply corporation, 2006.

City of Midlothian, TX – Drought management plans, 2001.

City of Midlothian, TX – Assistance with wholesale contract negotiations, 2000-2001.

City of Arlington, TX – Cost of service study for non water/sewer revenues, 1997.

City of Arlington, TX – Lease vs. purchase analysis of city fixed assets, 1998.

City of Donna, TX – Water and wastewater affordability analysis, 2005.

Southmost Regional Water Authority – Economic and financial impact of proposed desalination treatment plant, 2001.

Texas Water Development Board Region M – Financial feasibility analysis of water resource alternatives, 2006.

Laguna Madre Water District – Lost/unaccounted for water study, 1992.

Schertz Seguin Local Government Corporation – Assistance in contract negotiations with SAWS, 2010.

California-American Water Company – Reasonableness of rate structure for City of Thousand Oaks, 2003.

California-American Water Company – Reasonableness of rate structure for City of Felton, 2004.

Forsyth County, GA – Business plan with extensive recommendations for managing unprecedented growth in volume and customer connections. Ten-year projection of operating income, 1998.

City of Lakeland, FL – Valuation of wastewater reuse alternatives over 20-year timeframe.

Border Environment Cooperation Commission and City of Bisbee, AZ – Wastewater system improvements plan, 2003.

Water Infrastructure Finance Authority of Arizona – Evaluation of 40-year wastewater construction financing plan for Lake Havasu City, 2002.

Water Infrastructure Finance Authority of Arizona – Comprehensive residential water and wastewater rate survey for the state of Arizona, 2004-2008.

City of Plano, TX – evaluation of long-term contract with North Texas Municipal Water District, 2015-2020.

Regulated Utilities – USA

City of Miami, OK – Electric, water and wastewater and electric rate study, 2006.

Bonneville Power Administration ---Participation in Average System Cost (ASC) program, including proposed changes in ASC methodology, 1988-1990.

Houston Lighting & Power -- Feasibility/Prudence analysis of South Texas Nuclear Project vs. alternate forms of energy. Analysis formed the basis of partner's expert testimony before the Public Utility Commission of Texas, 1988.

Kansas Power & Light – Analysis of proposed merger with two separate companies, 1988.

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Resume Continued

Greenville Electric Utility System- Development of short-term cash investment policy in accordance with state law, 1989.

Horizon Communications– Business plan development, 2000.

City of Mercedes, TX – Economic Impact of New City Projects, 2000.

Telecommunications

City of Dallas, TX – Forecast of economic and financial construction and non-construction damages resulting from franchise's failure to fulfill terms of agreement, 2004

City of Dallas, TX ---Financial evaluation and forecast of alternative wireless services contracts, 2005.

City of Dallas, TX --Evaluation and advice concerning VOIP contract with SBC, 2003

Voice Web Corporation-- Financial forecast and strategic plan for CLEC development, 2001

United Telephone of Ohio -- Pro forma forecast model forecasting the impact on financial statements of proposed changes in state telecommunications regulatory structures. Model was used as the basis for privatization bids for Argentine and Puerto Rican Telephone Companies, 1988.

Bonneville Power Administration – Evaluation and financial forecast of long-term fiber optic leasing operation, 1999.

Bonneville Power Administration – Economics of Fiber Analysis, 1999.

City of Portland, Oregon –Municipal Franchise Fee Review, 2000.

US West, Inc. – Valuation study and financial forecast of headquarters operation. Used as basis for Partner's allocated cost testimony before the Public Utility Commission in Washington and Utah.

Star-Tel -- Estimate of revenues lost due to rival's unfair business practices, 1995.

Cities of Denton and Carrollton, Texas -- Review of municipal franchise fee payments by GTE, 1994-1996.

Winstar Gateway Network -- forecast of average lifespan per ANI for specific customer classes.

Advisory Commission on State Emergency Communications -- Review of E911 Equalization Surcharge Payments by AT&T, ATC Satelco, and Lake Dallas Telephone Company.

Northern Telecom -- Projection of potential revenue generated from the long-term lease of DMS-100 switching units to Pacific Bell.

Publications/Presentations/Seminars

- ***The Forgotten Men (fiction)*** – Mediaguruz Publishing, 2012.
- ***Rainbow Bridge (fiction)*** – Mirador Publishing, 2020. Winner, 2021 Feathered Quill Silver Award for Animal-based literature.
- *Raising Water and Wastewater Rates – How to Maximize Revenues and Minimize Headaches – Arizona Small Utilities Association, August 2002; Texas Section AWWA, April 2003*
- *Wholesale Providers and the Duty to Serve: A Case Study* – Water Environment Federation, September 1996.
- *Lease vs. Purchase – A Guideline for the Public Sector* – Texas Town and City, March 1998•.
- *An Introduction to Lease vs. Purchase* – Texas City Managers Association – May 1998.
- *Technische Universiteit Delft* – Delft Netherlands -- Annual Infrastructure Conference – May 2000, 2001.
- *The US Water Industry – A Study in the Limits of Privatization* -- Technische Universiteit Delft – Delft Netherlands – March 2007.

D Jackson
Resume Continued

- *The New Information Economy: Opportunity or Threat to the Rio Grande Valley?* – Rio Grande Valley Economic Summit -- Oct 2000.
- *The Financial Benefits of Regionalization – A Case Study* – Texas Water Development Symposium – September 2010.
- *Developing Conservation Water Rates Without Sacrificing Revenue* – TWCA Conference, San Antonio Texas, October 2012.
- *Water Rates – Challenges for Pacific Utilities* – Pacific Water and Wastes Conference, American Samoa, September 2014.