



Filing Receipt

Received - 2021-11-09 09:16:10 AM
Control Number - 52474
ItemNumber - 8

DOCKET NO. 52474

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| PETITION OF NEIMANN FARM | § | PUBLIC UTILITY COMMISSION |
| PARTNERS, LP TO AMEND POLONIA | § | |
| WATER SUPPLY CORPORATION'S | § | OF TEXAS |
| CERTIFICATE OF CONVENIENCE | § | |
| AND NECESSITY IN CALDWELL | § | |
| COUNTY BY STREAMLINED | § | |
| EXPEDITED RELEASE | | |

ORDER NO. 4
GRANTING STREAMLINED EXPEDITED RELEASE

This Order addresses the petition by Neimann Farm Partners, LP for streamlined expedited release of a portion of a tract of land in Caldwell County from the service area under certificate of convenience and necessity (CCN) number 10420. Polonia Water Supply Corporation is the holder of CCN number 10420. For the reasons stated in this Order, the Commission releases the tract of land from Polonia WSC's certificated service area. In addition, the Commission amends Polonia WSC's CCN number 10420 to reflect the removal of the tract 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 Polonia WSC, which will be addressed by separate order.

I. Findings of Fact

The Commission makes the following findings of fact.

Petitioner

1. Neimann Farm is a Texas limited partnership registered with the Texas secretary of state under filing number 804090690.

CCN Holder

2. Polonia WSC is a Texas non-profit corporation registered with the Texas secretary of state under filing number 29577001.
3. Polonia WSC holds CCN number 10420 that obligates the utility to provide retail water service in its certificated service area in Caldwell County.

Petition

4. On August 25, 2021, the petitioner filed a petition for streamlined expedited release of a portion of its tract of land from the CCN holder's service area under CCN number 10420.
5. The petition includes a warranty deed with vendor's lien dated July 15, 2021; maps of the tract of land; and an affidavit, dated August 25, 2021, of G. H. Kronenberg, III, manager of the petitioner.
6. In Order No. 2 filed on September 23, 2021, the administrative law judge (ALJ) found the petition administratively complete.

Notice

7. The petitioner sent a copy of the petition by certified mail, return receipt requested, to the CCN holder on August 25, 2021.
8. In Order No. 2 filed on September 23, 2021, the ALJ found the notice sufficient.

Intervention and Response to the Petition

9. The CCN holder did not file a motion to intervene or a response to the petition.

The Tract of Land

10. The tract of land consists of 205.8 acres in Caldwell County.
11. The portion of the tract of land for which the petitioner seeks streamlined expedited release (the release property) is 205.3 acres.
12. The release property is located within the CCN holder's certificated service area.

Ownership of the Tract of Land

13. The petitioner acquired the tract of land by a warranty deed with vendor's lien dated July 15, 2021.

Qualifying County

14. Caldwell County abuts Travis County and does not have a population of more than 45,500.
15. Travis County has a population greater than one million.

Water Service

16. The release property is not receiving actual water service from the CCN holder.
17. The release property has never received water service from the CCN holder.

18. The CCN holder does not have any active meters on the release property.
19. The petitioner has not received any bills from the CCN holder for water service to the release property.
20. The CCN holder has not committed or dedicated any facilities or lines to the release property for water service.
21. The CCN holder has no facilities or lines that provide water service to the release property.
22. The CCN holder has not performed any acts for or supplied anything to the release property.

Map and Certificate

23. On October 27, 2021, Commission Staff filed its recommendation that included a certificate and a map on which it identified the release property in relationship to the CCN holder's certificated service area.

II. Conclusions of Law

The Commission makes the following conclusions of law.

1. The Commission has authority over this petition for streamlined expedited release under Texas Water Code (TWC) §§ 13.254 and 13.2541.
2. The petitioner provided notice of the petition in compliance with 16 Texas Administrative Code (TAC) § 24.245(h)(3)(F).
3. No opportunity for a hearing on a petition for streamlined expedited release is provided under TWC §§ 13.254 or 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 that must be verified by a notarized affidavit.

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. Caldwell County is a qualifying county under TWC § 13.2541(b) and 16 TAC § 24.245(h)(2).
8. The petitioner owns the tract of land, which is at least 25 acres and includes the release property for which it seeks streamlined expedited release through the petition.
9. The release property is not receiving water service under 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 the release property 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 release property.
12. The Commission may release only the property of the landowner from a CCN under TWC § 13.2541(b). The Commission has no authority to decertify any facilities or equipment owned and operated by the CCN holder to provide retail water 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 Caldwell 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 to the public within the release property unless just and adequate compensation under TWC § 13.254(g) has been paid to the CCN holder.

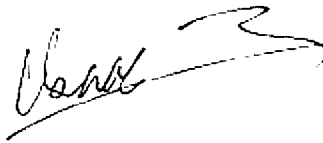
III. Ordering Paragraphs

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

1. The Commission releases the release property identified in the petition from the CCN holder's service area under CCN number 10420.
2. The Commission does not decerticate any of the CCN holder's equipment or facilities that may lay on or under the release property.
3. The Commission amends CCN number 10420 in accordance with this Order.
4. The Commission approves the attached map.
5. The Commission issues 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. 2. 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.

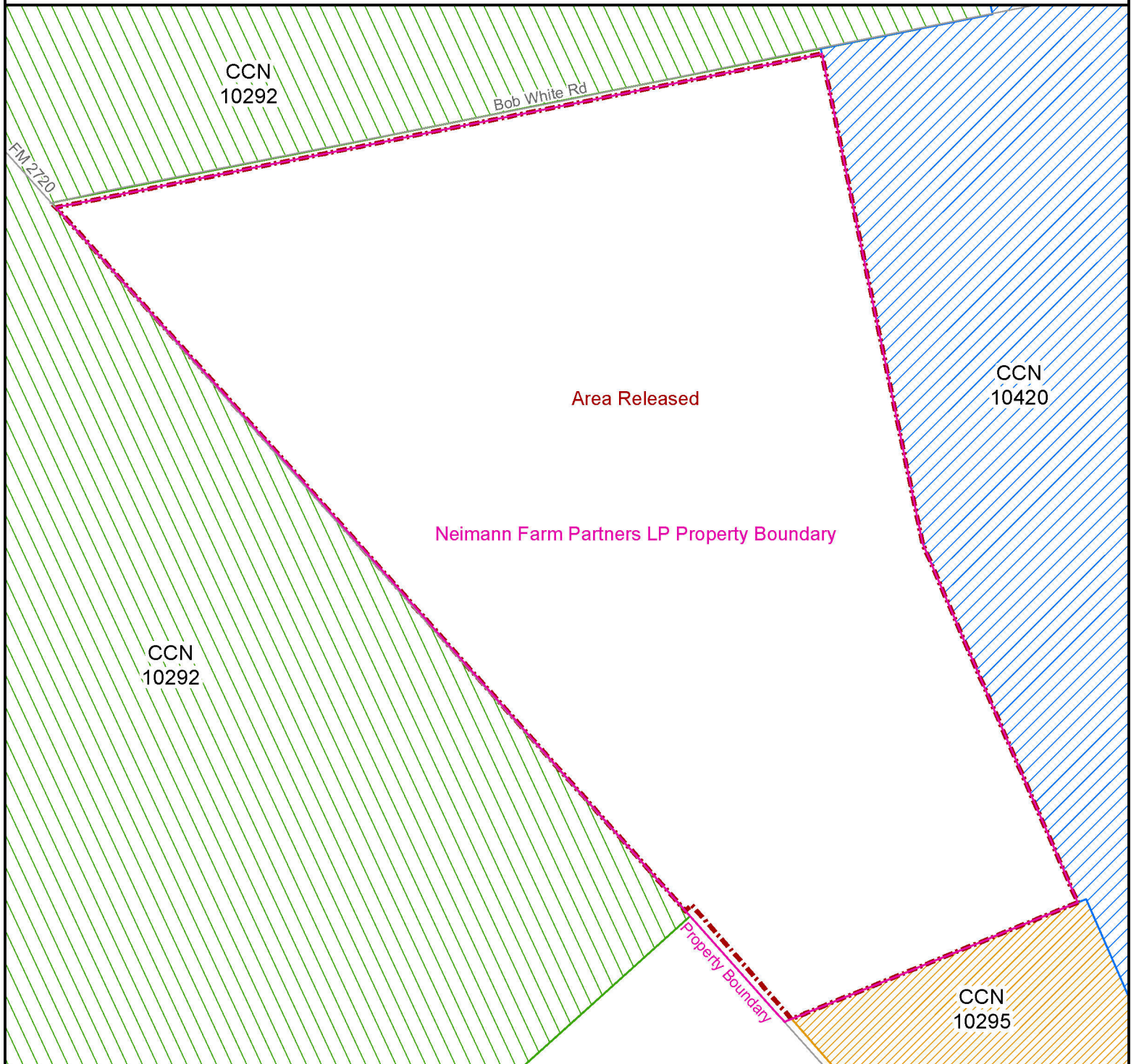
Signed at Austin, Texas the 9th day of November 2021.

PUBLIC UTILITY COMMISSION OF TEXAS






ISAAC TA
ADMINISTRATIVE LAW JUDGE

Polonia Water Supply Corporation
Portion of Water CCN No. 10420
PUC Docket No. 52474
Petition by Neimann Farm Partners, LP to Amend
Polonia Water Supply Corporation's CCN by Expedited Release in Caldwell County



Public Utility Commission of Texas
1701 N. Congress Ave
Austin, TX 78701

Water CCN

-  10420 - Polonia WSC
-  10292 - County Line SUD
-  10295 - City of Lockhart

-  Area Released
-  Property Boundary

0 300 600
Feet



Map by: Komal Patel
Date: October 13, 2021
Project: 52474PoloniaWSC.mxd



Public Utility Commission of Texas

By These Presents Be It Known To All That

Polonia Water Supply Corporation

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, Polonia Water Supply Corporation is entitled to this

Certificate of Convenience and Necessity No. 10420

to provide continuous and adequate water utility service to that service area or those service areas in Bastrop and Caldwell Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52474 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 Polonia Water Supply Corporation 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.