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**PETITION OF MESQUOAKEE RANCH, § PUBLIC UTILITY COMMISSION
LLC TO AMEND MARILEE SPECIAL §
UTILITY DISTRICT'S CERTIFICATE § OF TEXAS
OF CONVENIENCE AND NECESSITY §
IN COLLIN COUNTY BY EXPEDITED §
RELEASE §**

**COMMISSION STAFF'S SUPPLEMENTAL RECOMMENDATION ON
ADMINISTRATIVE COMPLETENESS AND NOTICE**

On September 9, 2021, Mesquoakee Ranch, LLC (Mesquoakee Ranch) filed a petition for streamlined expedited release from Marilee Special Utility District's (Marilee SUD) water Certificate of Convenience and Necessity (CCN) No. 10150 under Texas Water Code (TWC) § 13.2541 and 16 Texas Administrative Code (TAC) § 24.245(h). Mesquoakee Ranch asserts that the land to be released is at least 25 contiguous acres, is not receiving water service, and is located in Collin County, which is a qualifying county according to the U.S. Census Bureau, which shows that Collin County has a population of 1,064,465.¹ Mesquoakee Ranch filed an amended petition on September 23, 2021 and supplemental information on October 8, 2021 and October 27, 2021.

On November 29, 2021, the administrative law judge (ALJ) filed Order No. 4, establishing a deadline of December 8, 2021 for the Staff (Staff) of the Public Utility Commission of Texas (Commission) to file a supplemental recommendation regarding the administrative completeness of the petition, notice, and whether the petition, as amended, should be severed into multiple petitions addressing multiple tracts, and to propose a procedural schedule. Therefore, this pleading is timely filed.

I. ADMINISTRATIVE COMPLETENESS

Staff has reviewed the amended petition as supplemented and, as detailed in the attached memorandum from Patricia Garcia, Infrastructure Division, recommends that the petition is administratively complete. Staff's recommendation on administrative completeness is not a comment on the merits of the petition.

¹ U.S. Census Bureau, Census Data for Collin County, QuickFacts Collin County, Texas (2020) <https://www.census.gov/quickfacts/fact/table/collincountytexas/POP010220>; *see also* TWC § 13.2541(b) and 16 TAC § 24.245(h)(2)(A).

II. NOTICE SUFFICIENCY

Under 16 TAC § 24.245(h)(3)(f), a landowner seeking streamlined expedited release must provide proof that a copy of the petition was mailed to the current CCN holder via certified mail on the day that the landowner filed the petition with the Commission. Mesquoakee Ranch included a certificate of service in its amended petition, certifying that it mailed a copy of the amended petition to the CCN holder, Marilee SUD, by certified mail on the day the petition was filed with the Commission. Accordingly, Staff recommends that the notice is sufficient.

III. SEVERANCE

Based on Staff's review of the amended petition filed on September 23, 2021 and the supplemental maps filed on October 27, 2021, Staff recommends that severance is not necessary in this proceeding. Specifically, the amended petition involves only a single tract, as indicated by the maps filed on October 27, 2021.

IV. PROCEDURAL SCHEDULE

Under 16 TAC § 24.245(h)(7), there is an expedited deadline of 60 days for approval of the requested release that begins once the ALJ issues an order finding a petition administratively complete. Staff recommends that the petition be found administratively complete. Therefore, Staff proposes the following procedural schedule and requests that the ALJ populate the deadlines accordingly when the ALJ issues that order.

Event	Date
Deadline for Marilee SUD and intervenors to file a response to the administratively complete petition	20 days from the date of the order finding the petition administratively complete
Deadline for Staff's recommendation on final disposition	34 days from the date of the order finding the petition administratively complete
Deadline for petitioner to file a reply to both Marilee SUD's response and Staff's recommendation on final disposition	41 days from the date of the order finding the petition administratively complete
Sixty-day administrative approval of streamlined expedited release	60 days from the date of the order finding the petition administratively complete

<i>In the event streamlined expedited release is granted and petitioner and Marilee SUD can select an agreed-upon appraiser</i>	
Deadline for petitioner and Marilee SUD to make a filing stating that they have selected an agreed-upon appraiser	Within 10 days after the Commission approves streamlined expedited release
Deadline for appraiser's report	Within 70 days after the Commission approves streamlined expedited release
Deadline for Commission's final order determining the amount of monetary compensation, if any, owed by petitioner to Marilee SUD	Within 60 days after appraiser's report
Deadline for petitioner to pay any compensation due to Marilee SUD	Within 90 days of the Commission's final order on compensation
<i>In the event streamlined expedited release is granted and petitioner and Marilee SUD are unable to select an agreed-upon appraiser</i>	
Deadline for petitioner and Marilee SUD to make a filing stating that they have been unable to select an agreed-upon appraiser and affirming that they will pay half of the cost of Commission Staff's appraiser ²	Within 10 days after the Commission approves streamlined expedited release ³
Deadline for reports from petitioner's appraiser and Marilee SUD's appraiser	Within 70 days after the Commission approves streamlined expedited release
Deadline for Staff's appraiser's report	Within 100 days after the Commission approves streamlined expedited release
Deadline for Commission's final order determining the amount of monetary compensation, if any, owed by petitioner to Marilee SUD	Within 60 days after the Commission receives the final appraisal
Deadline for petitioner to pay any compensation due to Marilee SUD	Within 90 days of the Commission's final order on compensation

V. CONCLUSION

For the reasons detailed above, Staff recommends that the petition be found administratively complete, that the notice be found sufficient, and that the proposed procedural schedule be adopted. Staff respectfully requests the entry of an order consistent with these recommendations.

² TWC § 13.2541(i).

³ It is critical for Staff to know as soon as possible after the Commission grants the petition whether Staff needs to secure the services of a third appraiser. If the petitioner and CCN holder are unable to agree, and fail to make this filing, Staff may need additional time to file its appraiser's report.

Dated: December 8, 2021

Respectfully submitted,

**PUBLIC UTILITY COMMISSION OF TEXAS
LEGAL DIVISION**

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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 on December 8, 2021, in accordance with the Order Suspending Rules, issued in Project No. 50664.

/s/ Scott Miles
Scott Miles

Public Utility Commission of Texas

Memorandum

TO: Scott Miles, Attorney
Legal Division

FROM: Patricia Garcia, Senior Engineering Specialist
Infrastructure Division

DATE: December 8, 2021

RE: Docket No. 52542 – *Petition of Mesquoakee Ranch, LLC to Amend Marilee Special Utility District's Certificate of Convenience and Necessity in Collin County by Expedited Release*

On September 9, 2021, Mesquoakee Ranch, LLC (Mesquoakee Ranch) filed a petition for streamlined expedited release from Marilee Special Utility District's (Marilee SUD) water Certificate of Convenience and Necessity (CCN) No. 10150 in Collin County, under Texas Water Code (TWC) § 13.2541(b) and 16 Texas Administrative Code (TAC) § 24.245(h). Mesquoakee Ranch asserts that the land is at least 25 contiguous acres, is not receiving water service, and is located in Collin County, which is a qualifying county. On September 23, 2021, Mesquoakee Ranch filed an amended petition.

In its amended petition, Mesquoakee Ranch submitted a sworn affidavit attesting that the property was not receiving water service from Marilee SUD and four warranty deeds confirming Mesquoakee Ranch's ownership of the tract of land. Based on the mapping review by Gary Horton, Infrastructure Division, the maps submitted on October 27, 2021 are sufficient for determining the location of the tract of land considered for streamlined expedited release is located within Marilee SUD's water CCN.

Based on the mapping review by Mr. Horton, it was determined the entire tract of land is approximately 556.5 acres. The portion of the tract considered for release is approximately 554.5 acres. The area to be released from Marilee SUD, CCN No. 10150, is approximately 554.5 acres.

The amended petition also includes a statement indicating a copy of the petition was sent via certified mail to Marilee SUD on the date the amended petition was filed with the Commission.

Based on the mapping review by Mr. Horton and my technical and managerial review of the additional information provided by Mesquoakee Ranch on October 27, 2021, I recommend the petition be deemed administratively complete and accepted for filing.