



## Filing Receipt

**Received - 2022-03-10 08:26:21 PM**  
**Control Number - 52774**  
**ItemNumber - 11**

**PUC DOCKET NO. 52774**

<b>PETITION OF MCCART ST, LLC</b>	<b>§</b>	<b>BEFORE THE PUBLIC UTILITY</b>
<b>TO AMEND CITY OF DENTON'S</b>	<b>§</b>	<b>COMMISSION OF TEXAS</b>
<b>CERTIFICATES OF CONVENIENCE</b>	<b>§</b>	
<b>AND NECESSITY IN DENTON</b>	<b>§</b>	
<b>COUNTY BY</b>	<b>§</b>	
<b>EXPEDITED RELEASE</b>	<b>§</b>	

**PETITIONER'S FIRST**

To: The City of Denton, 901-A Texas Street, Denton, TX 76209

Pursuant to 16 Texas Administrative Code (TAC) § 22.144 of the Commission's Procedural Rules, McCart St, LLC ("McCart" or "Petitioner") requests that the City of Denton ("Denton") by and through their attorneys of record, provide the following information and answer the following question(s) under oath. The question(s) shall be answered in sufficient detail to fully present all the relevant facts, within the time limit provided by the Presiding Officer or within 20 days, if the Presiding Officer has not provided a time limit. Please copy the question immediately above the answer to each question. These question(s) are continuing in nature, and if there is a relevant change in circumstances, submit an amended answer, under oath, as a supplement to your original answer. State the name of the witness in this cause who will sponsor the answer to the question and can vouch for the truth of the answer.

Dated: March 11, 2022

**MCCART ST, LLC'S  
FIRST REQUEST FOR INFORMATION TO  
THE CITY OF DENTON**

Respectfully submitted,

/s/ David Tuckfield

---

**ANDY BARRETT & ASSOCIATES, PLLC**

Andrew N. Barrett  
State Bar No. 01808900  
3300 Bee Cave Road, Suite 650 #189  
Austin, Texas 78746  
512-600-3800  
512-330-0499 FAX

**THE LAW OFFICE OF DAVID J. TUCKFIELD, PLLC**

David J. Tuckfield  
State Bar No. 00795996  
12400 Highway 71 West  
Suite 350-150  
Austin, TX 78738  
(512) 576-2481  
(512) 366-9949 Facsimile  
david@allawgp.com

**ATTORNEYS FOR PETITIONER  
MCCART ST, LLC**

**MCCART ST, LLC'S  
FIRST REQUEST FOR INFORMATION TO  
THE CITY OF DENTON**

**CERTIFICATE OF SERVICE**

I hereby certify that a true and correct copy of the above and foregoing was served on this the 11<sup>th</sup> day of March 2022, by email as follows:

**Electronic Delivery:**

R. Floyd Walker  
1701 N. Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326  
(512) 936-7261  
(512) 936-7268 (facsimile)  
floyd.walker@puc.texas.gov

**By First Class Mail, certified, RRR:**

The City of Denton  
901-A Texas Street  
Denton, TX 76209

/s/ David Tuckfield  
David J. Tuckfield

**PUC DOCKET NO. 52774**

**MCCART ST, LLC'S  
FIRST REQUEST FOR INFORMATION TO  
THE CITY OF DENTON**

**DEFINITIONS**

- 1) "Denton" or "you" or "your" refers to the City of Denton and any person acting or purporting to act on its behalf, including without limitation, attorneys, agents, advisors, investigators, representatives, employees or other persons.
- 2) "McCart Tract of Land" refers to the 251-acre tract of land that has been released from the Certificate of Convenience and Necessity Nos. 10195 (Water) and 20072 (Sewer) pursuant to Order No. 4 in PUC Docket 52774.
- 3) "Document" includes any written, recorded, or graphic matter, however produced or reproduced, including but not limited to correspondence, telegrams, contracts, agreements, notes in any form, memoranda, diaries, voice recording tapes, microfilms, pictures, computer media, work papers, calendars, minutes of meetings or other writings or graphic matter, including copies containing marginal notes or variations of any of the foregoing, now or previously in your possession. In the event any documents requested by this Request for Information have been transferred beyond your control, describe the circumstances under which the document was destroyed or transferred and provide an exact citation to the subject document. In the event that documents containing the exact information do not exist, but documents do exist which contain portions of the required information, or which contain substantially similar information, then the definition of "documents" shall include the documents which do exist, and these documents will be provided.

**PUC DOCKET NO. 52774**

**MCCART ST, LLC'S  
FIRST REQUEST FOR INFORMATION TO  
THE CITY OF DENTON**

**INSTRUCTIONS**

- 1) Pursuant to 16 TAC § 22.144(c)(2), Petitioner requests that answers to the requests for information be made under oath.
- 2) Please copy the question immediately above the answer to each question. State the name of the witness in this cause who will sponsor the answer to the question and can vouch for the truth of the answer.
- 3) These questions are continuing in nature, and if there is a relevant change in circumstances, submit an amended answer, under oath, as a supplement to your original answer.
- 4) Words used in the plural shall also be taken to mean and include the singular. Words used in the singular shall also be taken to mean and include the plural.
- 5) The present tense shall be construed to include the past tense, and the past tense shall be construed to include the present tense.
- 6) If any document is withheld under any claim of privilege, please furnish a list identifying each document for which a privilege is claimed, together with the following information: date, sender, recipients or copies, subject matter of the document, and the basis upon which such privilege is claimed.
- 7) Pursuant to 16 TAC § 22.144(h)(4), if the response to any request is voluminous, please provide a detailed index of the voluminous material.
- 8) Petitioner requests that each item of information be made available as it is completed, rather than upon completion of all information requested.

**PUC DOCKET NO. 52774**

**MCCART ST, LLC'S  
FIRST REQUEST FOR INFORMATION TO  
THE CITY OF DENTON**

**REQUESTS**

1. Please provide copies of the audited financial statements (Comprehensive Annual Financial Report) for Denton for the prior two (2) years.
2. Please provide a copy of the detailed current year revenue and expense budget for the water and wastewater systems for Denton for the current fiscal year.
3. Please provide the current 10-Year Capital Improvement Plan for Denton's water and wastewater systems as well as detail for each of the projects identified in the plan including if it is for repairs and maintenance, growth related, etc.
4. Please provide a current map of the existing Denton water and wastewater facilities that includes:
  - a map of the existing water distribution system;
  - location, size, and types of all water storage facilities on Denton's system;
  - a map of the existing wastewater collection system; and
  - location and size of all pump stations on Denton's wastewater system.
5. Please provide the current asset listing for Denton's water and wastewater systems including description, original cost, and year in service.
6. Please provide a detailed listing and valuation of all of the Denton's water and wastewater systems assets developed and currently existing for the express purpose of providing service to the parcel owned by McCart St, LLC in Denton County, Texas, which is the subject of this Petition for Expedited Release.
7. Please provide information on any outstanding debt obligations of Denton's water and wastewater systems including debt service schedules and uses of funds (i.e. asset maintenance, construction, design, etc.).
8. Please provide current growth projections for Denton's water and wastewater systems including both customer projections and demand needs. Please provide projections for a minimum of five (5) years.
9. Please provide current customer counts as well as historical usage by year for the previous five (5) years for the water and wastewater systems. Please provide a breakdown by customer class, if available.

**PUC DOCKET NO. 52774**

**MCCART ST, LLC'S  
FIRST REQUEST FOR INFORMATION TO  
THE CITY OF DENTON**

10. Please provide water and wastewater billed revenues by identified customer class by month from January 2017 to present.
11. Please provide water consumption and billed wastewater by identified customer class by month from January 2017 to the present.
12. Please provide water and wastewater active accounts by identified customer class by month from January 2017 to the present.
13. Please provide a copy of Denton's current water and wastewater rate schedules, and a schedule of all non-rate fees.