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DOCKET NO. 53559

PETITION OF VPTM CROSS CREEK LB, LLC TO AMEND MARILEE SPECIAL UTILITY DISTRICT'S CERTIFICATE OF CONVENIENCE AND NECESSITY IN COLLIN COUNTY BY STREAMLINED EXPEDITED RELEASE	§ § § § § § §	PUBLIC UTILITY COMMISSION OF TEXAS
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COMMISSION STAFF'S SUBMISSION OF THIRD-PARTY APPRAISAL REPORT

Commission Staff respectfully submits the third-party appraisal report on this matter attached to this filing.

Dated: January 26, 2023

Respectfully Submitted,

**PUBLIC UTILITY COMMISSION OF TEXAS
LEGAL DIVISION**

Keith Rogas
Division Director

Marisa Lopez Wagley
Managing Attorney

/s/ Mildred Anaele
Mildred Anaele
State Bar No. 24100119
Phillip Lehmann
State Bar No. 24100140
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326
(512) 936-7345
(512) 936-7268 (facsimile)
Mildred.anaele@puc.texas.gov

DOCKET NO. 53559

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 January 26, 2023, in accordance with the Order Suspending Rules, issued in Project No. 50664.

/s/ Mildred Anaele
Mildred Anaele

Texas Public Utility Commission

Docket No. 53559

Independent Appraisal Of The

Compensation To Be Paid By

VPTM Cross Creek, LB, LLC

To Marilee Special Utility District

For A Portion

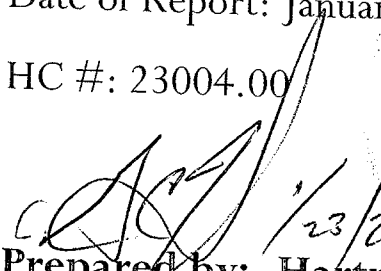
Of CCN 10150 Water Service Area Transfer

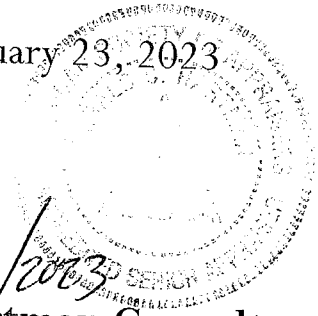
TWC Section 13.2541 and 13.245

Effective Date: January 23, 2023

Date of Report: January 23, 2023

HC #: 23004.00


Prepared by: **Hartman Consultants, LLC**
637 N. Park Avenue
Winter Park, Florida 32789



Hartman Consultants, LLC

www.hartmanconsultant.com

HC #23004.00

January 23, 2023

Mrs. Natalie B. Scott, Esq.
Coats Rose, P.C.
2700 Via Fortuna, Ste. 350
Austin, Texas 78746

And

Mrs. Mildred Anaele, Esq.
Legal Division of the
Public Utility Commission of Texas

And

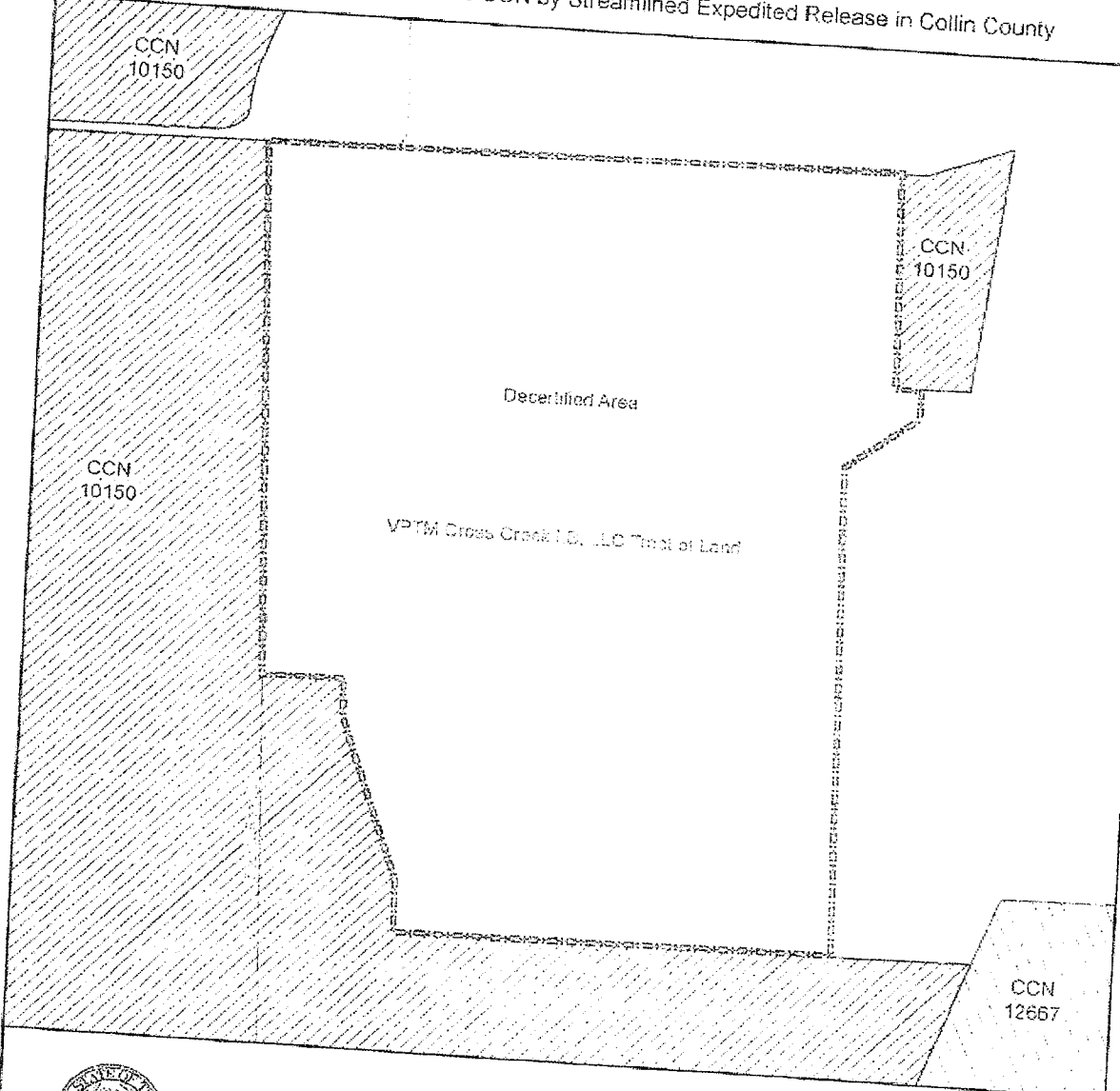
Mr. John J. Carlton, Esq.
The Carlton Law Firm, PLLC
4301 Westbank Drive, Suite B-1
Austin, TX 78745

**RE: Independent Appraisal of the Compensation To be Paid by
VPTM Cross Creek, LB, LLC (Cross Creek) to the Marilee Special
Utility District (Marilee SUD) for a Portion of CCN 10150
Water Service Area Transfer as Governed by TWC
Sections 13.2541 and 13.245**

Dear Mrs. Scott, Mr. Carlton, and Mrs. Anaele:



This appraisal is of that 111.8-acre tract known as the Decertified Area, as shown on the following map.



Marilee Special Utility District
 Portion of Water CCN No. 10150
 PUC Docket No. 53559
 Petition by VPTM Cross Creek LB. LLC to Amend
 Marilee Special Utility District's CCN by Streamlined Expedited Release in Collin County



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

Water CCN

-  10150 - Marilee SUD
-  12667 - City of Celina

-  Decertified Area
-  Tract of Land



Map by: Kunal Patel
 Date: July 11, 2022
 Project: 53559/MarileeSUD/ final

The Decertified Area (DA) is located between the significant remainder of the Marilee SUD Water CCN 10150 in unincorporated Collin County. The VPTM Cross Creek LB, LLC (Cross Creek) tract of land leaves a small amount approximate 3.9-acre area of the CCN 10150 to the north-east of the DA that is an approximate 230 feet east-west strip of approximately 750 feet wide (N-S) that most probably would be difficult for the Marilee SUD to serve. Typically, the area would be a damaged remainder, yet Marilee SUD's consultants are not requesting reimbursement for the above.

The finding of facts:

"The tract of land is not receiving actual water service from the CCN holder or any other water utility."

"The petitioner has not requested that the CCN holder provide water service to the tract of land."

"The petitioner has not paid any fees or charges to initiate or maintain water service to the tract of land."

"There are no billing records or other documents indicating an existing account with the CCN holder for the tract of land."

"The CCN holder owns and operates a four-inch, six-inch, and eight-inch waterline in direct or close proximity to the boundaries of the tract of land."

"The CCN holder has four water meters in close proximity to the western boundary of the tract of land, but does not have any water meters on the tract of land."

"The CCN holder has not committed or dedicated any facilities or lines to the tract of land for water service."

"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."

There is a four-inch, six-inch, and eight-inch line in close proximity to the boundaries of the Property, as discussed in the Order, these do not provide service to the Property and will remain assets of Marilee, yet are proof that Marilee SUD could serve the area.

A. Positions of the Two Parties:

Compensation	Petitioner Willdan Financial Services	City of Justin NewGen Strategies and Solutions
<u>TWC 13.254 & 16 TAC 24.245</u>		
1. Value of Real Property	None - \$0	None - \$0
2. Debt Allocable to DA	\$0	\$83,031
3. Value of Facilities	None - \$0	None - \$0
4. Amount Planning, Design, or Construction	\$0	None - \$0
5. Amount of Contract Obligation	\$0	\$0
6. Impairment to Service	\$0	\$0
7. Cost Revenue Existing Customer	\$0	\$0
8. Legal Expenses & Professional Fees	\$0	\$3,410 at this time reserving the right to update
9. Other	\$0	\$0

I concur with factors 1, 3, 5, 7, 8, and 9.

Factor #4: Amount for Planning Design or Construction. Though some amounts should be allocable, the amount is reportedly small and difficult to document. Therefore, I will concur with the amount of \$0 for this Docket.

Factor: #6: There is no current demonstrated impairment to service inside the DA since no service exists. The approximate 3.9 acres northeast of the DA would most probably have some impairment, though since no plans for service have been made, there is no demonstrable amount that can be made. Therefore, at this time, I concur with the parties at a \$0 amount.

Factor #8: Necessary legal and professional expenses. Marilee SUD provided documentation of legal fees that are recoverable. See NewGen report. I concur with Marilee SUD at \$3,410 compensation at this time with the caveat that future legal expenses may be incurred.

B. Analysis of Factor #2 for Compensation:

The major item in dispute is the amount of compensation for Factor 2. The amount of retail public utility debt allocable for the DA. The petitioner's position is \$0. The Marilee SUD position is \$83,031.

Extraordinary Assumptions, Consideration and Limiting Conditions

1. Extraordinary Assumptions

- a) I accept that water ERU's, could be served on the DA acreage of 111.8 acres. The legal and regulatory assumptions are that the current system is compliant, no undisclosed or hidden conditions exist. I maintain the reservation to modify if the information is provided contrary to that assumed or presented.
- b) In my opinion, for a "green field" area without improvements, the extraordinary assumptions would be that 35% of the area would not have homes as allocated for roads, "green" areas or environmental setbacks, creeks, drainage facilities, unbuildable areas, open space, site conditions, and typical regulations. This results in 234 ERU's versus 397. The development would be "clustered" for water service. In my opinion, the time to go from "green field" to homes built and sold and occupied is more likely to be two (2) to three (3) years. I accept the "organic" city growth presented. Finally, the absorption would be at a rate of the DA to be 50 units per year, ending at a build-out of 234.

2. Considerations

I concur that the impact on debt service ends at the build-out. I accept the reported Marilee SUD's engineer's opinions. I accept the standard development agreement practice that the developers pay for the on-site improvements, and the cost to connect to the water system would not cause incurring additional debt.

3. Limiting Conditions

The limiting conditions include the TWC sections 13.2541 and 13.245. The period of cost to Marilee SUD is from 2023 through and including 2030.

DA Analysis

1. Water Connections by Year

<u>Year</u>	<u>Start</u>	<u>Growth</u>	<u>DA</u>	<u>End</u>
2023	2,601	7	0	2,608
2024	2,608	7	0	2,615
2025	2,615	7	50	2,672
2026	2,672	7	50	2,729
2027	2,729	7	50	2,786
2028	2,786	7	50	2,843
2029	2,843	7	34	2,884
2030	2,884	7	0	2,891

2. Debt Services for Fiscal Years 2025 through 2030 (Ending Year of GTUA Debt)

<u>Year</u>	<u>GTUA \$</u>	<u>Series 2013 \$</u>	<u>Total \$</u>
2025	54,779	170,000	224,779
2026	54,779	170,000	224,779
2027	54,779	0	54,779
2028	54,779	0	54,779
2029	54,779	0	54,779
2030	54,779	0	54,779

3. Midpoint Convention for # of Customers and Debt Cost

<u>Year</u>	<u>Mid-Point # Customers</u>	<u>DA Customers</u>	<u>% Of Cost</u>	<u>Debt Cost \$</u>	<u>Debt Cost Impact \$</u>
2025	2,643	25	1	224,779	2,113
2026	2,701	75	3	224,779	6,242
2027	2,757	125	4	54,779	2,484
2028	2,815	175	6	54,779	3,405
2029	2,863	217	8	54,779	4,152
2030	2,888	234	8	54,779	4,438

4. Present Value of debt cost impact at a discount factor of 6% (long-term 30-year treasury average of 4.77% plus other factors of 1.31% rounded to 6%)

<u>Year</u>	<u>Factor</u>	<u>Impact \$</u>	<u>PV Amount \$</u>
2025	0.840	2,113	1,775
2026	0.7921	6,242	4,944
2027	0.7473	2,484	1,856
2028	0.7050	3,405	2,401
2029	0.6651	4,152	2,761
2030	0.6274	4,438	2,784
Total:			\$16,521

Opinion of Compensation for the Decertification Area

The Opinion of Compensation due for the DA of 111.8 acres from the CCN 10150 water service area of the Marilee SUD is:


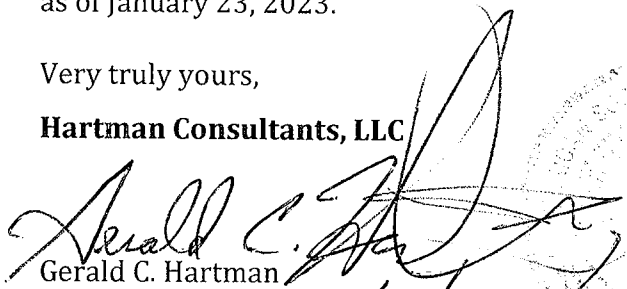
\$19,931

(Nineteen Thousand Nine Hundred Thirty-One Dollars)

as of January 23, 2023.

Very truly yours,

Hartman Consultants, LLC



Gerald C. Hartman
ASA #7542
BCEE #88-10034
1/23/2023

Attachments

Appendix A

CERTIFICATION

I certify that, to the best of my knowledge and belief, the statements of fact contained in this Report are true and correct. I further certify that the reported analyses, opinions, and conclusions are limited only by the reported assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions and are my personal, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property which is the subject of this Report, and I have no personal interest or bias with respect to the parties involved. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of either party, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

My analyses, opinions, and conclusions were developed, and this Report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation (USPAP). I have never served either VPTM Cross Creek, LB, LLC, or the Marilee Special Utility District in Texas.

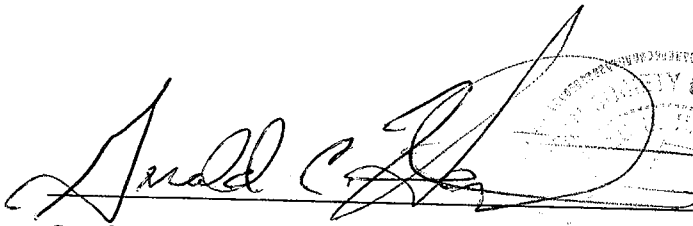
The use of this Report is subject to the requirements of the American Society of Appraisers and the Public Utility Commission of Texas relating to review by its duly authorized representatives. As of the date of this Report, Mr. Gerald C. Hartman, BCEE, ASA has completed the requirements of the continuing education program and testing of the American Society of Appraisers for public utility specialized MTS Accredited Senior Appraiser (#7542) and is a PUC of Texas approved appraiser.

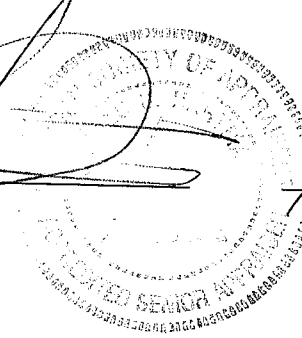
Mr. Hartman is a Board Certified Environmental Engineer with a specialty in water and wastewater systems (#88-10034) and has practiced valuing water and/or wastewater

systems since 1979. Mr. Hartman is an accredited Senior Appraiser with a reaccreditation valid through August 15, 2026.

I have not made a personal inspection of the property that is the subject of this Report. Except as noted herein, no other person provided significant professional assistance to the person signing this Report.

I do not authorize the out-of-context quoting from or partial reprinting of this Report. Further, neither all nor part of this Report shall be disseminated to a third party without the prior written consent of Hartman Consultants, LLC. Note that this Report was prepared for a specific use, and no other use is authorized.


Gerald C. Hartman
ASA No. 7542
BCEE No. 88-10034

 1/23/2023
Date

Appendix B

Gerald C. Hartman, PE, BCEE, ASA

Education

M.S. Duke University, 1976

B.S. Duke University, 1975

Registrations/Certifications

Arizona No. 28939

Colorado No. 31200

Florida No. 27703

Georgia No. 17597

Illinois No. 062-053100

Indiana No. 10160292

Iowa No. P25166

Kentucky No. 22463

Louisiana No. 30816

Maine No. 10395

Maryland No. 12410

Mississippi No. 12717

Missouri No. 2019007004

Nebraska No. E-12868

Nevada No. 20259

New Mexico No. 15990

New York No. 088623-1

North Carolina EIT

No. A03351

North Carolina No. 15264

Ohio No. 70152

Pennsylvania No. 38216

South Carolina 15389

Tennessee No. 105550

Virginia No. 131184

W. Virginia No. 21803

Washington No. 53433

Wisconsin 32971-6

NCEES National P.E.

No. 20481

American Society of

Appraisers Accredited Senior

Appraiser No. 7542

BCEE from American

Academy Certificate

No. 88-10034

Professional Summary

Management Consulting/Appraisal/Expert Testimony

Mr. Hartman is an experienced utility engineer and appraiser specializing in utilities and systems. He is a qualified expert witness in the area of utility system valuation and financing, facility siting, certification/service area/franchises and formation/creation, management and acquisition projects. Mr. Hartman is accepted in various Federal Courts, Circuit Courts, Division of Administrative Hearings, Public Service Commissions, arbitration, and quasi-judicial hearings conducted by cities and counties, as a technical expert witness in the areas of utility systems (water, wastewater, stormwater, solid waste, gas and electric), certification/service area/franchises, facility planning, utility conveyance, transmission and distribution, utility resources, utility treatment, engineering, permitting and regulations, utility system design and construction, and utility systems valuation (water, wastewater, stormwater, solid waste, gas, and electric systems), costing and damages.

Professional Experience

Machinery and Technical Specialties, ASA - Public Utilities

Public Utilities Appraisal Specialty Certified, ASA

Tangible Personal Property - VAB, Magistrate
Orange County, FL (2009 and 2010)

Tangible Personal Property - Special Magistrate - Osceola
County, FL (2011, 2012, and 2013/2014) Hendry
County, FL (2012 and 2013/2014)

Financial Reports

Mr. Hartman has been involved in over 300 capital charge, impact fee and installation charge studies involving water, wastewater and fire service for various entities. He also has participated in over 150 user rate adjustment reports. Mr. Hartman assisted in the development of over 70 revenue bond issues, 20 short-term bank loan systems, 10 general obligation bonds, numerous grant/loan programs, numerous capacity sale programs, and 20 privatization programs. Mr. Hartman has been involved in over \$3 billion in utility bond and commercial loan financings for water and wastewater utility, and over \$4 billion in utility grants, matching funding, cost-sharing, SRF loans and Federal Loans (R.D., etc.), assessments and CIAC programs.

Utility Appraisals, Valuations and Evaluations

Mr. Hartman has been involved in over 600 utility negotiations, appraisals, fairness opinions and review appraisals, and has been a qualified expert witness by the courts with regard to utility arbitrations and condemnation cases. He has participated in the valuation of numerous utility systems. His experience includes:

Skills

Management Consulting

Utility System Valuation

Expert Witness Services

Rates, Fees, and Charges

Funding and Financing

Utility Certifications,
Franchises, Service Areas

Economic Evaluations

Creditworthiness Analysis

Fairness Opinions

Water/Wastewater Systems
Appraisals

Electric System Appraisals

Relevant Training/Courses

Numerous AWWRA, AWWA,
ASCE, WEF, AASE, ASA,
NSPE, PE Seminars, Courses,
Ethics, Continuing Education
(multiple states) USPAP
Exams 2003, 2005,
2010/10, 2015, 2017
ASA ME201, ME202,
ME203, ME204 Mach. &
Technical Specialties,
BV201 Public Utilities,
PP201.

ASA Public Utilities Specialty
Designation Exam Parts I, II,
and III Numerous Technical
Appraisal Courses/Exams in
personal property (tangible
& intangible), business
valuation, and other areas

Appraisal Review &
Management ARM 201 and
204

Average Service Life and
Effective Age Depreciation

Terminal Value Taxation/IRS
Valuation

Year	Project	Party Represented
2022	Blue Granite (W&WW)	Buyer
2022	Acadia Parish / Cloco	Parish
2022	Ascension Parish (2)	Parish
2022	Hardee Authority	Authority
2022	Triton Utility	Buyer
2022	Big Cajun II	Point Coupe Parish
2022	East Moline	Buyer
2022	Granite City Regional WWTP	Buyer
2022	Woodland Oaks	Buyer
2022	West Pottsgrove	Buyer
2022	Butler Area Sewer Authority	Buyer
2022	Bahl Water Company	Buyer
2022	Douglas Utility Co.	PUC-Texas
2022	CS Water Corp	PUC-Texas
2022	Sneads Ferry (WW)	Owner
2022	Cumtuck (W&S)	Bank
2022	Vero Damages	City
2022	Baldwin Sewer	Buyer
2022	Thompson W.C.	PUC-Texas
2022	North Beach (W&S)	Owner
2022	Webb Creek (S)	Owner
2022	Docket 53329	PUC-Texas
2022	Tymber Creek (W&WW)	Seller
2022	North Peninsula (WW)	Seller
2022	Wedgfield (W&WW)	County
2022	Orange Tree Utility Co. (W&WW)	Owner
2022	Villa Grove (W&WW)	Owner
2022	MESD (WW)	Buyer
2022	Woodstock #2 (W, WW&IW)	F.O
2022	Mahomet (W&WW)	Buyer
2022	Gibson City (W&WW)	City
2022	Hardin (W&WW)	Buyer
2022	Four Seasons (W&WW)	Buyer
2022	Royal Oaks (W&WW)	Buyer
2022	McDonald/Meadows (W&WW)	Buyer
2022	Carowood (W&WW)	Buyer
2022	Carteret County Water (W)	Buyer
2022	Foxwood (W&WW)	Buyer
2022	Bay Laurel WTP #3 (W)	Buyer/Seller
2022	Parakett (W&WW)	Owner
2022	Village of Tolono (W&WW)	Owner
2022	Zeman Homes (W&WW)	Buyer
2022	Allied Utility Services (WW)	Owner
2022	Mountain Aire (W&WW)	Buyer
2022	Rosiclair (W&WW)	Buyer
2022	Severn (W)	Buyer
2022	Port Barrington Shores	Buyer
2022	Southgate	Owner
2021	Towamocin (WW)	Buyer
2021	Quadvest (W)	Buyer
2021	Troy (W&WW)	Buyer

Affiliations
 American Society of
 Appraisers
 American Society of Civil
 Engineers
 American Water Works
 Association
 Florida Engineering Society
 National Society of Professional
 Engineers Water and
 Environment Federation

Year	Project	Party Represented
2021	City of Beaver Falls (WW)	Buyer
2021	Concho Rural Water (W)	Buyer
2021	Citrus Park (W&WW)	Buyer
2021	Town of Belleair (Ongoing)	Seller
2021	Village of Broadlands	Town
2021	City of Gibson	Village
2021	Vero Beach (Ongoing)	City
2021	D&E/APG	City
2021	Woodstock	Buyer
2021	Greenelefe (#1)	Owner
2021	River Ranch (W&WW)	Town
2021	Bayou Cove	Town
2021	Aquarina	Parish
2021	GOCST (Both)	Owner
2021	Rockingham County	Owner
2021	City of Wachula/Hardee County (Both)	Owner
2021	City of Greenville Collection System (Both)	City/County
2021	Lake Wylie (Subject System) (Both) (Ongoing)	City
2021	Wedgfield Phase 2 (Ongoing)	Owner/County
2021	Gold Coast (WC)	County
2021	Ascension Parish (WW)	Owner
2021	City of Pulaski (W&WW)	Owner/Parish
2020	Laurens County/Greenville (Both)	City
2020	OTUC (W&WW)	Buyer/Seller
2020	TCHDA/TCU (W&WW)	Owner
2020	Mormon Lake (WC)	Owner
2020	People's Valley (WC)	Owner
2020	Flegstaff Ranch (WC)	Owner
2020	Citrus Park (W&WW)	Owner
2020	City of Villa Grove (W&WW)	Owner
2020	Xcel Boulder (Elect.)	City
2020	Acadia Parrish (Ongoing) Clozo (Elect.)	Owner
2020	Indiana (Confidential)	APTA
2020	New Mexico (Confidential)	Buyer
2020	City of Jerseyville (W&WW)	Buyer
2020	Four Lakes Water	Buyer
2020	Oakbrook Water	Buyer
2020	Town of Waverly	Buyer
2020	NPLC	Buyer
2020	West Cost (Confidential)	Seller
2020	THISCD W&WW (Ongoing)	Seller
2020	Village of Indiantown (W&WW)	District
2019	Grey Oaks Community Services, Inc. IQU Halstatt	Village
2019	Saluda County Water and Sewer Authority (WWTP)	Seller
2019	Village of Bourbonnais (WW)	Authority
2019	City of Rosiclare (W&WW)	Buyer
2019	Village of Leonore Water System	Buyer
2019	Hypoluxo Water System	Buyer
2019	JEA-JCC (Review) - (W, WW, Chilled, Elect.)	Buyer/Seller
2019	Village of Livingston (W&WW)	JCC
2019	Village of Worden (W&WW)	Buyer
2019	City of Granite City Wastewater Collection Systems	Buyer
2019	Village of Godfrey (WW)	Buyer
2019	Blue Grass (WW)	Buyer
2019	Village of Godfrey (WW)	Buyer
2019	Village of Godfrey (WW)	Buyer

Year	Project	Party Represented
2019	Blue Grass (WW)	Buyer
2019	LeClaire (WW)	Buyer
2019	Village of Oakbrook (W)	Buyer
2019	Village of Hinckley (W&WW)	Buyer
2019	Wedgfield Phase 1 (W&WW)	County
2019	Lockport Township (W&WW)	Seller
2019	Village of Andalusia (W&WW)	Buyer
2019	Village of Sidney, IL #2 (W)	Seller/Buyer
2019	Sandy Springs Water	City
2018	Black Bear Water Co.	Owner
2018	Rockwell Utilities (W&WW)	Buyer
2018	Village of Avon (W&WW)	Buyer
2018	Granite City Wastewater Treatment Plant	Buyer
2018	City of Alton (WW)	Buyer
2018	Village of Sidney, IL #1	Seller
2018	Village of Godfrey, IL	Buyer
2018	Village of Shilo, IL	Buyer
2018	Village of Grant Park, IL	Buyer
2018	Village of Odell, IL	Buyer
2018	Village of Glasford, IL	Buyer
2018	JEA Value Consulting (W,WW,Electric & Chilled Water)	JCC
2018	Marion Utilities, Inc. Value Consulting	Owner
2018	Wrightsville Beach Well Acquisition	City/Owner
2017	Grand Tower Energy Center 1/1/2016, IL	County
2017	Turner Shoals Hydroelectric G.S., NC	Buyer
2017	Tymber Creek Utilities (W&WW)	Seller
2017	Village of Thomasboro, IL	Buyer
2017	1-20 (Condemnation), SC	Seller
2017	IL Alton (WW)	Buyer
2017	IL Manteno (WW)	Buyer
2017	City of Farmington, IL (W)	Buyer
2017	IL Jerseyville (W&WW)	Buyer
2017	Skyline, IL (W&WW)	Seller
2017	Claremont, CA (W)	Seller
2017	Village of Peotone, IL (W&WW)	Village/Buyer
2017	Village of Tolono, IL (W&WW)	Owner
2017	OTUC IRS Donation, FL (Transfer)	Owner
2017	Eight (8) Illinois Villages/Cities (Consideration/Negotiations)	Buyers/Sellers
2017	Sundale Utilities, IL	Buyer
2017	Ojai, CA - (Condemnation) (W)	Owner
2017	ARM Electric (Confidential)	Owner
2017	FHMPWS Collage Hills, IL	Buyer
2017	Village of Fisher (W&WW)	Village
2016	York County, SC (Transmission)	County
2016	Condemnation Electric - SECO (T&D)	Buyer
2016	North and West Ormond Utility	Buyer/Seller
2016	Gold Coast Utility Authority	Buyer/Seller
2016	Rainbow (MWD, CA W, WW)	District
2016	Lake Adger WR & IM, NC - Water Supply Value	County
2016	7 Systems Jefferson County West Virginia	Authority
2016	Cauley Creek WRF (IRS)	Seller

Year	Project	Party Represented
2016	Village of Sadorus – IAWC (2)	Buyer/Seller
2016	Bushell Electric (Arbitration) (T&D)	City
2016	Celina SA	Buyer
2016	OTUC W&WW Systems (Partial)	Owner
2015	City of Fairbanks 8 MGD/22 MGD WRF	Buyer
2015	Village of Ransom Water System	Buyer
2015	Bayou Cove Peaking Power Plant 1/1/2015 TPP Appraisal	Parish
2015	Vulcan/Fla Rock 1/1/2011	ACPA
2015	Crystal Clear Water Company	Buyer
2015	5-Service Areas Mustang SUD & 1 (W)	City Consultant
2015	Bayou Cove Peaking Power Plant 1/1/2014 TPP	Parish
2015	Bayou Cove Peaking Power Plant 1/1/2013 ARM-TPP	Parish
2015	Peoples (Condemnation)	Owner
2015	Kessler AFB	Private
2015	Eglin AFB	Private
2015	Eastwood Manor	Private
2015	NUNDA Utilities	Private
2015	Manalepan/Hypoluxo	City
2015	Royal Manor (W&WW)	City
2015	BR Waste Management Co.	Bank
2015	O'Fallon Utilities, Value Consulting	Private
2015	Mt. Vernon Utilities, Value Consulting	Private
2015	Tupelo/Verona (w)	Both Cities
2015	Rolling Oaks Utilities	Bank
2015	Village of Arthur	Village
2015	MS Water System Annex	City
2015	KWRU – Wastewater Utility	Owner
2015	New River Light & Power (Electric)	Owner
2014	Citrus County/Duke Energy 1/1/13 TPP	County
2014	Minto Prop./SID (W&WW&RU)	District
2014	North Maine Utilities Transaction Adv. F.O.	Village
2014	Eastlake W&WW (Condemn)	County
2014	Mooresville Water (Condemn) ARM	Attorney
2014	Heritage Hills (W&WW) (NY) to Corix	Owner
2014	Casley Creek WRF	Owner
2013	Tega Cay (W&WW)	Both
2013	Harrison, Ohio (W)	City
2013	Water Management Services	Bank
2013	North Lee Rural Water Association, Tupelo, MS (Partial)	City
2013	NPUC (Cost/Comp) (WW)	Bank
2013	Progress Energy Florida (Citrus County) TPP 1/1/12	County
2013	Village of Oakwood (W&WW)	Village
2013	Richmond Generation Station (Review)	City
2013	Peru Generation Station (Review)	City
2013	Dover, Delaware Electric System	City
2013	Eglin Air Force Base	Proposer
2013	Duke Energy (Citrus County) TPP Electric #1, 2, 4, 5	County
2012	Beverly Hills Waste Management	Owner
2012	Town of Belleair (Partial)	Town
2012	Orchid Springs Utilities	City
2012	Tymer Creek Utilities – Stock Transfer	Owner(s)
2012	Senoia Water System	County

Year	Project	Party Represented
2013	Duke Energy (Citrus County) TPP Electric #3	County
2012	Peoples of Balstrup - (Condemnation)	Owner
2011	On Top of the World Communities Water, Wastewater, and Reuse System - Marion County, Florida (Bay Laurel Center Community Development District)	District
2011	Pine Island Utility System	Owner
2011	Town of Franklinton (W&WW/County)	Both
2011	Kill Devil Hills Wastewater Treatment Plant	Bank
2011	Chesapeake Electric Utility - Marianna, Florida	City
2011	City of South Daytona Electric Utility	City
2011	City of Vero Beach (W&WW,&Reuse)	City
2011	City of Vero Beach Electric Utility	City
2010	Fearington Utilities	Owner
2010	Rolling Oaks Water and Wastewater System, Beverly Hills Waste Management System (SW)	Owner/Bank
2010	Liberty Water - Tall Timbers (WW) (Condemn) System	Owner
2010	Heritage Hills (WS), NY - City	Owner
2010	Waterside Villages of Currituck (WTP), NC	District
2010	City of Griffin Water System Assets, GA	Water Authority
2010	Tindall Hammock Irrigation and Soil Conservation District Water/Wastewater System	District
2010	Town of Indian River Shores Water and Sewer System Assets	Town
2010	Thunder Enterprises, Inc. Water System Assets, AL (Condemnation)	Owner
2010	City of Vero Beach Water and Sewer System Assets, Town of Indian River Shores (Partial)	City
2010	Golden Beach (W&WW) Assets	City
2009	Aquarina (W&WW)	Bank
2009	Cocoa Beach (Electric)	City
2009	Fruitland Park (Electric)	City
2008	Nags Head, Monterey Shores, Currituck Sewer, Corollo #1 & #2	Buyer
2008	Park Water Company	City
2008	Park Water Company	City
2008	Crooked Lake Sewerage Company	City
2008	Vanguard Wastewater System	City
2008	Louisiana Land and Water Company	Owner
2008	Sandy Creek (W&WW)	County
2008	Bayside (W&WW)	County
2008	Fern Crest Utilities, Inc.	Buyer
2008	Turnpike Utilities, LLC - W/S North Carolina (IRS)	Owner
2008	Service Management Systems, Inc.	Bank
2008	Slash Creek Utility System	Owner
2008	Kill Devil Hills Utility Company	Owner
2008	Orchid Springs Utilities	City
2008	City of North Miami Beach - Utilities	Owner
2007	I-20 System South Carolina	Owner
2007	Marion Utilities, Sunshine Utilities and Windstream Uti.	County
2007	Gulf Coast Electric Cooperative	County
2007	Pine Island Currituck Sewer	Owner
2007	Pine Island Water System	Owner
2007	Intercoastal Utilities	Owner
2006	Donaldsonville/Peoples Utilities (Condemn)	Owner

Year	Project	Party Represented
2006	MSM Utilities, Inc.	Owner
2006	Jasmine Lakes and Palm Terrace	City
2006	Oak Centre	County
2006	Silver Oaks Estates	County
2006	Regal Woods	County
2006	Willow Oaks	County
2006	Gulf State Community Bank - Utility Holdings	Bank
2006	South 40, Citrus Park and Raven Hill	County
2006	Holiday Utility Company, Inc.	Bank
2006	Loch Harbor (W&WW)	Owner
2005	Lake Wales Utility Company	Bank
2005	Pennichuck Water Company (Nashua)	City
2005	K.W. Resort Utilities, Inc.	Owner
2005	Water Management Services, Inc.	Owner
2005	Village of Royal Palm Beach, Palm Beach Co.	Village
2005	Town and Country Utility Co.	Buyer
2005	Utilities, Inc. (Partial) (Condemnation)	Owner
2005	Village of Royal Palm Beach	Village
2005	Town and Country Utility Co.	Buyer
2005	Utilities, Inc. (Partial) (Condemnation)	Owner
2005	Village of Royal Palm Beach	Village
2005	Bald Head Island Utilities, Inc.	Village
2005	Burkim Enterprises, Inc. (Condemnation)	Owner
2005	Lyman Utilities, Inc. Harrison County, MS (Condemnation)	Owner
2004	Quail Meadow Utility Company	County
2004	Matanzas Shores	County
2004	El Dorado Utilities, NM (Condemnation)	Owner
2004	Philo, Illinois - AIWC	Village
2004	Meredith Manor	County
2004	Lake Harriet Estates	County
2004	Lake Brantley	County
2004	Fern Park	County
2004	Druid Hills	County
2004	Dol Ray Manor	County
2004	Apple Valley	County
2004	Kingsway Utility Area (IRS)	Both
2004	Lake Suzy Utilities (Water Portion)	County
2004	Sanibel Bayous Wastewater Corporation	City
2004	Ocean City Utilities	FCURIA/County
2004	People's Water of Donaldsonville, LA (Condemnation)	Owner
2003	Harmony Homes	County
2003	Florida Central Commerce Park	County
2003	Chuluofa	County
2003	District 3C (Miramar Portion)	City
2003	Lincoln Utilities/Indiana Water Service (UI)	Owner
2003	Gibsonia Estates	City
2003	Lake Gibson Estates	City
2003	Jungle Den Utilities	Association

Year	Project	Party Represented
2003	Holiday Haven Utilities	Association
2003	Salt Springs	County
2003	Smyrna Villas	County
2003	Citrus Park	County
2003	Spruce Creek South	County
2003	Longwood Franchise (Electric)	City
2003	Casselberry Franchise (Electric)	City
2003	Apopka Franchise (Electric)	City
2003	Winter Park Acquisition (Electric)	City
2003	Stonecrest/Steeplechase	County
2003	Marion Oaks	County
2003	Kingswood Utilities	County
2003	Oakwood Utilities	County
2003	Sunny Hills Utilities	Confidential
2003	Interlachen Lake/Park Manor	Confidential
2003	Tomoka/Twin Rivers	Confidential
2003	Beacon Hills	Buyer
2003	Pine Ridge Estates	City
2003	Lake Ajay Estates	City
2003	Buenaventura Lakes	City
2002	Lelani Heights Utilities	County
2002	Fisherman Haven Utilities	County
2002	Fox Run Utilities, Inc.	County
2002	Florida Public Utilities (Condemnation)	City
2002	AquaSource - LSU	County
2002	Park Place Utility Company, GA	Owner
2002	Kingsway Utility System	Owner/County
2002	Pennichuck Water Company, NH (Nashua)	City
2002	Pasco County - 2 Systems	County
2002	Marion Consolidation - 10 Systems	County
2002	Sugarmill (Condemnation)	UCCNSB
2002	Deltona (Condemnation)	Owner
2002	Palm Coast	FCURIA
2002	Bald Head Island Utilities, NC	Village
2002	White's Creek - Lincolnshire, SC (Condemnation)	Owner
2002	Bluebird Utilities, Tupelo, MS	NFP
2001-2002	Due Diligence - 260 systems (VA, NC, SC)	Buyer
2001	Shady Oaks	County
2001	Davie/Sunrise	City
2001	Lindale Utilities	County
2001	Aquarina	Owner
2001	Intercoastal Utilities	County
2001	Beverly Beach	City
2001	Citrus County Utility Consolidation Plan (Numerous)	County
2001	Pasco County Utility Acquisition Plan (Numerous)	County
2001	SkyLake Utilities	City
2001	Town of Lauderdale-By-The-Sea	Town
2001	John Knox Village	City
2001	Silver Springs Regional	County
2001	DeSoto Countywide FWSC Franchise and Assets	County
2001	Zellwood Station Co-Op	Co-Op
2001	Palm Cay	County
2000	Tire Great Outdoors	Owner
2000	Destin Water Users	City
2000	Dundee Wastewater (Partial)	City
2000	Polk City Water	City
2000	A.P. Utilities (2 Systems)	County
2000	CGD Utilities	Bank
2000	Aqua-Lake Gibson Utilities	City
2000	Bartlett Enterprises, Ltd. (2 Systems)	Owner
2000	49 th Mer Water System, Tucson, AZ (Condemnation)	Owner
2000	Stock Island Wastewater and Reuse System	Owner
1999	Osceola Power Station (Electric)	Owner
1999	Okeelanta Power Station (Electric)	Owner
1999	Del Webb (3 Systems)	County
1999	Destin Water Users Co-Op	City

Year	Project	Party Represented
1999	O&S Water Company	City
1999	Rolling Springs Water Company	County
1999	ORCA Water & Solid Waste	Authority
1999	Marianna Shores Water and Wastewater	City
1999	Mound Olive Utilities	City
1999	AP Utilities (3 Systems)	County
1999	Tangerne Water Association	City
1999	IRI Golf Water System, AZ (Condemnation)	Investor
1999	South Lake Utilities	City
1999	Garfilet to Marion County	County
1999	Rampart Utilities	County
1999	Dobo System, Hanover County, NC	County
1999	Polk City/City of Lakeland	Lakeland
1999	St. Lucie West CDD	City
1998	Golf and Lake Estates	City
1998	Sanibel Bayous/E.P.C.	City
1998	Tega Cay Utility Company, SC	City
1998	Marlboro Meadows, MD (Condemnation)	Owner
1998	Sugarmill Water and Wastewater/Volusia County (Condemnation)	UCCNSB
1998	SunStates Utilities, Inc.	Owner
1998	Town of Hope Mills/FPWC, NC	Town
1998	River Hills, SC	County
1998	Town of Palm Beach	Town
1998	K.W. Utilities, Inc.	Buyer
1998	Orange Grove Utility Company, MS (Condemnation #2)	Owner
1998	Garden Grove Water Company	City
1998	Sanlando Utilities, Inc.	County
1997	Holiday Heights, Daetwyller Shores, Conway, Westmont	County
1997	Golden Ocala (W&WW)	County
1997	Sunshine Utilities	County
1997	Bradfield Farms Utility, NC	Owner
1997	Palmetto Utility Corporation	Owner
1997	A.P. Utilities	County
1997	Village of Royal Palm Beach - City of WPB	Village
1997	Jasmine Lake Utilities Corporation	Lender
1997	Village Water Ltd., FL	Owner
1997	N.C. System - CMUD (3 Systems)	Owner
1997	Courtyards of Broward	City
1997	Miami Springs	City
1997	Widefield Homes Water Company, CO (IRS)	Company
1997	Peoples Water System	ECUA
1997	Rolling Green, GA	County
1996	Keystone Heights	City
1996	Keystone Club Estates	City
1996	Lakeview Villas	City
1996	Geneva Lakes	City
1996	Landen Sewer System, CMUD, NC	Company
1996	Citizens Utilities, AZ - Bullhead City	City
1996	Widefield Water and Sanitation, CO	District
1996	Consolidation Program Game Plan	County
1996	Marion Oaks	County
1996	Cayuga Water System, GA	Authority
1996	Glendale Water System, GA	Authority
1996	LeHigh Acres, GA (W&WW)	Authority
1996	Undrick Services Company	Company
1996	Carolina Blythe Utility, NC	City
1996	Ocean Reef R.O. WTPs	NKI
1995	Sanibel Bayous	City
1995	Rotunda West Utilities	Investor

Year	Project	Party Represented
1995	Palm Coast Utility Corporation	ITT
1995	Sunshine State Parkway	Company
1995	Orange Grove Utilities, Inc., Gulfport, MS	Company
1995	Georgia Utilities, Peachtree, GA (Condemnation)	City
1995	Beacon Hills Utilities	Company
1995	Woodmere Utilities	Company
1995	Springhill Utilities	Company
1995	Okeechobee Utility Authority	OUA
1995	Okeechobee Beach Water Association	OUA
1995	City of Okeechobee	OUA
1995	Mad Hatter Utilities, Inc.	Company
1994	GDU - Port St. Lucie (W&WW) (Franchise/Condemnation)	City
1994	Eastern Regional Water Treatment Plant	Owner
1994	St. Lucie County Utilities	City
1994	Heater of Seabrook, SC (Condemnation)	Company
1994	Placid Lake Utilities, Inc.	Company
1994	Ocean Reef Club Solid (W&WW)	DRCA
1994	South Bay Utilities, Inc.	Company
1994	Kensington Park Utilities, Inc.	Company
1993	Taylor Woodrow, Sarasota City (Condemnation)	Taylor Woodrow
1993	Atlantic Utilities, Sarasota City (Condemnation)	Company
1993	Alafaya Utilities, Inc.	Bank
1993	Anden Group Wastewater System, PA	Company
1993	West Charlotte Utilities, Inc.	District
1993	Rolling Oaks (SW)	Owner
1993	Sanlando Utilities, Inc.	Investor
1993	Venice Gardens Utilities	Company
1993	River Park Water System	SSU/Alleto
1992	North Port - GDU Water and Sewer (Franchise/Condemnation)	City
1992	Palm Bay - GDU Water and Sewer Franchise/Condemnation)	City
1992	Myakka Utilities, Inc.	City
1992	Kingsley Service Company	County
1992	City of Palm Bay Utilities	PBUC
1992	Mid Clay Utilities, Inc.	County
1992	Clay Utilities, Inc.	County
1992	Fox Run Utility System	County
1992	Uddo Landfill (SW) (Condemnation)	Owner
1992	Martin Downs Utilities, Inc.	County
1992	Leilani Heights	County
1992	River Park Water and Sewer	SSU/Alleto
1992	Sebastian - GDU Water and Sewer	City
1991	Sanibel - Sanibel Sewer System, Ltd.	City
1991	St. Augustine Shores, St. Johns County (Condemnation)	SSU/Alleto
1991	Remington Forest, St. Johns County	SSU/Alleto
1991	Palm Valley, St. Johns County	SSU/Alleto
1991	Federal Bankruptcy - Lehigh Acres	Topeka/Alleto
1991	Meadowoods Utilities, Regional Utility District #1	Investor

Year	Project	Party Represented
1991	Kensington Park Utilities, Reg. Utility District #1	Investor
1991	Industrial Park, Orange City	City
1991	Country Village, Orange City	City
1991	John Know Village, Orange City	City
1991	Land O'Lakes, Orange City	City
1991	Sanibel - Sanibel Sewer System, Ltd.	City
1991	Hershel Heights, Hillsborough County	SSU/Allete
1990	Orange-Osceola Utilities, Osceola County	County
1990	Morningside East and West, Osceola County	County
1990	Magnolia Valley Services, Inc., New Port Richey	City
1990	Magnolia Valley Services, Inc., New Port Richey	City
1990	West Lakeland Industrial, City of Lakeland	City
1990	Highlands County Landfill (Condemnation)	Owner
1990	Venice Gardens Utilities, Sarasota County	SSU/Allete
1990	South Hutchinson Services, St. Lucie County	SHS
1990	Indian River Utilities, Inc.	City
1990	Coraci Landfill (SW) (Condemnation)	Owner
1990	Terra Mar Utility Company	City
1989	Seminole Utility Company, Winter Springs	Topeka/Allete
1989	North Hutchinson Svcs., Inc., St. Lucie County	NHS
1989	Sugarmill Utility Company (Condemnation)	UCCNSB
1989	Ocean Reef Club, Inc., ORCA	Company
1989	Prima Vista Utility Company, City of Ocoee	PVUC
1989	Deltona Utilities, Volusia County	SSU
1989	Poinciana Utilities, Inc., Jack Parker Corporation	JPC
1989	Julington Creek	Investor
1988	Twin County Utilities	Company
1988	Burnt Store Utilities	Company
1988	Deep Creek Utilities	Company
1988	North Beach Water Co., Indian River County	NBWC
1988	Bent Pine Utility Company, Indian River County	BPUC
1988	Country Club Village, SSU	CCV
1987	Sugarmill Utility Co., Florida Land Corporation	FLC
1987	N. Orlando Water & Sewer Co., Winter Springs	NOWSCO
1987	Osceola Services Company, FCS (NFP)	OSC
1987	Orange City Water Company, Orange City	City
1987	West Volusia Utility Company, Orange City	City
1987	Seacoast Utilities, Inc., Florida Land Corporation	FLC
1987	Utilities Commission, City of New Smyrna Beach (partial SA/Assets) (Electric) - FPL	Commission

and numerous other utility valuations in the 1976-1987 period.

Utility Management Consulting

Mr. Hartman has been involved in utility transfers from public, not-for-profit, district, investor-owned, and other entities to cities, counties, not-for-profit corporations, districts, and private investors. He has been involved in staffing, budget preparation, asset classification, form and standards preparation, utility policies and procedures, manuals/training, customer development programs, standard customer agreements, capacity sales, and other programs. Mr. Hartman has been involved in over 100 interlocal agreements with respect to service area, capacity, service, emergency interconnects, back-up or other interconnects, rates, charges, service conditions, ownership, bonding and other matters.

Additionally, Mr. Hartman has assisted in the formation of newly certificated utilities, newly created utility departments for cities and counties, new regional water supply authorities, new district utilities, and other utility formations. Mr. Hartman has assisted in utility reserve areas for the Cities of Haines City, Sanibel, Lakeland, St. Cloud, Winter Haven, Bartow, Palm Bay, Orange City, and many others. He has participated in the certification of many utilities such as ECFS, Malabar Woods, B&C Water Resources, Inc., Farmton Water Resources, Inc. and many others; and certification disputes such as Windstream, Intercoastal Dulay Utilities, FWSC/ITT, and others and served as service area certification staff of the regulatory for St. Johns County; i.e., Intercoastal, etc.; as service area transfer/certification staff of the regulatory for Flagler County; i.e., Palm Coast to FWSC. He has served as a local County regulatory staff professional in Collier, Citrus, Hernando, Flagler and St. Johns Counties, as well as elsewhere. Mr. Hartman also provided technical assistance to many utility service area agreements such as Winter Haven/Lake Wales/Haines City, etc. and North Miami Beach – MDWASD and others. For over 30 years, Mr. Hartman has been a professional assisting in the resolution of utility issues.

Utility Finance, Rates, Fees and Charges

Mr. Hartman has been involved in hundreds of capital charge, impact fee, and installation charge studies involving water, wastewater, stormwater, solid waste, gas and electric service for various entities and at the rate regulatory commissions. He also has participated in hundreds of user rate adjustment reports. Since 1976, Mr. Hartman assisted in the development of over 50 revenue bond issues, 20 short-term bank loan systems, 2 general obligation bonds, 26 grant/loan programs, 10 capacity sale programs, and 20 privatization programs. He has been involved in over hundreds of utility acquisition/utility appraisals for acquisition and is a qualified expert witness with regard to utility rates and charges, and utility negotiation, arbitration and condemnation cases. A few of his rate, charge and bond projects include:

- + UCNSB – Revenue Bond Issue, 2020
- + City of Polk City – City Revenue Bonds, 2017
- + City of Polk City, 2014/2015/2020
- + City of Fellsmere W&WW Rates, 2017
- + City of Fort Meade Stormwater Rates, 2017
- + Bay County Revenue Bond Issue Series, 2015
- + City of Fort Meade Wastewater Study, 2015
- + City of Fellsmere Stormwater, 2015

- City of Pleasant Prairie – WPSC, 2014
- † City of Tega Cay SCPSC, 2013/2014
- + NPUC Cert. Expansion – FPSC, 2015
- + Oakwood – ICC, 2014
- Village of Bald Head Island – NCPUC, 2010
- City of Polk City, 2014/2015
- † City of Dunnellon Rate Surcharge Case, 2014
- † City of Dunnellon Impact Fee Case, 2013
- City of Fernandina Beach, Impact Fee Case and Bond Issue City of Fernandina Beach, Revenue Bond Issue, 2013
- + City of North Miami Beach Water and Wastewater Rate, Fee and Charge Study, 2013
- + City of North Miami Beach \$65 Million Water Revenue Bond Issue, 2012
- + DeKalb County Revenue Bond Issue \$373 Million Series, 2011
- † Polk City Services 2010 - \$10 Million Revenue Bond Issue
- † Bay Laurel Services 2011 - \$45 Million Revenue Bond Issue
- † Bay County Water Rate, Charge and Fee Study, Wholesale and Retail, 2013
- Bay County Wastewater Rate, Charge and Fee Study, AWT and Retail, 2013
- † Bucks County – City of Philadelphia Wholesale Utility Services Analysis, 2011
- + Timber Creek FPSC Utility Rates and Charges, 2011 and 2012
- † Polk City Water and Wastewater Rate, Fee and Charge Study, 2010
- Lake Worth Wholesale Charges Analysis for 7 entities, 2012
- THISCD Water and Wastewater Rate, Fee and Charge Study, 2012
- + City of Ft. Meade Water and Wastewater Rate, Fee and Charge Study, 2013
- † City of Ft. Meade Stormwater Rate Study, 2012
- † City of Ft. Myers Beach Water/Wastewater Rate, Fee and Charge Study, 2013
- † Dunnellon Rate and Surcharge Review, 2012/2013
- Bay Laurel Center Community Development District – Water, Wastewater and Reclaimed Water Rate Study, Line Charge Study, and Miscellaneous Charge Study, 2010
- † Skyland Utilities, LLC – FPSC, 2009
- † Bluefield Utilities, LLC – FPSC, 2009
- + Grove Land Utilities, LLC – FPSC, 2009
- + Tindall Hammock Irrigation and Soil Conservation District – Water and Wastewater Rate and Charge Study, 2008

- + Bay County – Wholesale Rate Study and Impact Fee Study – 2007
- + Flagler County – Impact Fee Analysis, 2005
- + Flagler County – Base Facility Charge Analysis, 2005
- + Marion County – Silver Springs Regional – Water/Wastewater Revenue Sufficiency, 2004
- + Beverly Beach – Water and Wastewater System, 2004
- + Village of Bald Head Island – Water and Wastewater Rate Sufficiency, 2004 - NCPUC
- + Farmton Water Resources, Inc. – FPSC, 2004
- + B&W Water Resources, Inc. – FPSC, 2004
- + Marion County – Stonecrest, Marion Oaks, Spruce Creek, Salt Springs
- + Lincoln Utilities/UI – IURC, 2003
- + South Forty, Smyral Villas – Rate Integration/Phasing Program, 2003
- + City of North Miami Beach – Water and Wastewater Adjustment, 2003
- + City of Fernandina Beach – Water and Wastewater Rate Study, 2002
- + St. Johns County – St. Johns Water Co. Rates, 2003
- + St. Johns County – Intercoastal Rates, 2001
- + Nashua, NH – Pennichuck Water Co., 2002
- + City of Deltona – Water and Wastewater, 2002
- + Town of Lauderdale By-The-Sea, 2001
- + FCURA – Palm Coast Rates, Certification, 2000
- + Marion County – Pine Run, Oak Run, A.P. Utilities – Rate Integration, 2000
- + City of North Miami Beach – Revenue Sufficiency Analysis, 2000
- + North Key Largo Utility Authority, 2000
- + Port St. Lucie – St. Lucie West – CDD, 1999
- + Hanover County – Water and Wastewater, 1999
- + UCCNSB/Sugarmill, 1999
- + Town of Hope Mills, 1998
- + Town of Palm Beach, 1998
- + City of Winter Haven, 1998
- + Palmetto Resources, Inc. – Raw Water, Reuse, Water, and Wastewater, 1997/ FPSC
- + City of Miami Springs – Analysis, 1997

- + Widefield – Water and Wastewater, 1997
- ! Bullhead City – Citizen, 1997 - ACC
- + Bullhead City – Wastewater, 1996
- ! Marion County, 1996
- + Utilities Commission, City of New Smyrna Beach – Water/Wastewater Rate Study, 1995
- + Okeechobee Utility Authority - Rate and Charge Study, 1995
- + Southern States - Statewide Rate Case, 1995
- + Lee County - Rates and Charges, 1995
- ! Venice - Reuse Rate Study, 1994
- ! Utilities Commission, City of New Smyrna Beach - Capital Charge Study, 1996
- + Port St. Lucie - Water, Gas and Wastewater Rates, 1994
- + Port St. Lucie - Capital Charge Study, 1995
- ! Bullhead City - Assessment Study, 1996
- ! Englewood - Assessment Study, 1996
- ! Sanibel - Capacity Sale Study, 1995
- ! City of New Port Richey - Rate and Charge Study, 1995
- + Acme Improv. District, Wellington, Florida - Water/Wastewater Studies, 1994
- + Charlotte County, Florida - Water/Wastewater Studies; Rotunda West Rate Case, 1993
- + Clay County, Florida - Water/Wastewater Studies, 1992
- ! City of Deerfield Beach, Florida - Water/Wastewater Studies, 1992
- + City of Dunedin, Florida - Water/Wastewater Studies, 1991
- ! Englewood Water District, Florida - Water/Wastewater Studies, 1993
- ! City of Green Cove Springs, Florida - Water/Wastewater Studies, 1991
- + Hernando County, Florida - Water/Wastewater Studies, 1992
- + City of Lakeland, Florida - Water Studies, 1976-89
- + Marlin County, Florida - Water/Wastewater Studies, 1993
- + City of Naples, Florida - Water/Wastewater and Solid Waste Studies, 1992/94
- + City of New Port Richey, Florida - Water/Wastewater Studies, 1994
- + City of North Port, Florida - Water/Wastewater Studies, 1992
- + City of Orange City, Florida - Water/Wastewater Studies, 1985-94

- + City of Palm Bay, Florida - Water/Wastewater Studies, 1985-94
- + City of Panama City Beach, Florida - Water/Wastewater Studies, 1993
- + City of Sanibel, Florida - Water and Reuse Studies, 1988-94
- + Southern States Utilities Inc., Florida - Water/Wastewater Studies and Statewide Rate Cases, 1991/93, FPSC
- + City of Tamarac, Florida - Water/Wastewater Studies, 1993
- + Utilities Commission, City of New Smyrna Beach, Florida - Water/Wastewater and Reuse Studies, 1992/94
- + Volusia County, Florida - Solid Waste Studies, 1989
- + City of West Palm Beach, Florida - Water/Wastewater/Reuse Studies, 1993/94
- + City of Sebastian, Florida - Water/Wastewater Studies, 1993
- City of Tarpon Springs, Florida - Water/Wastewater Studies, 1994
- City of Miami Springs, Florida - Water/Wastewater/Solid Waste Studies, 1994
- City of Edgewater, Florida - Water/Wastewater/Solid Waste Studies, 1987-90
- City of Venice, Florida - Reuse Studies, 1994
- City of Port St. Lucie - Water/Wastewater Studies, 1994
- Ocean Reef Club, Monroe County, Florida - Wastewater Studies, 1994
- + Florid Lakes Utilities Inc., Florida - Water/Wastewater Studies, 1994
- + Old Overtown-Liberty Park, Birmingham, Alabama - Wastewater Studies, 1994
- + Bullhead City, Arizona - Wastewater Studies, 1994
- + Lehigh Utilities Inc., Lee County, Florida - Florida Public Service Commission Rate Cases for Water, Wastewater and Reuse, 1993
- + Marco Island and Marco Shores Utilities Inc., Collier County, Florida - 1993 - FPSC
- + Florida Public Service Commission Rate Cases for Water, Wastewater and Reuse, 1993
- + Venice Gardens Utilities Inc., Sarasota County, Florida - Rate Cases for Water, Wastewater and Reuse, 1989/91/93
- + Mid Clay and Clay Utilities Inc., Clay County, Florida - Water/Wastewater Studies, 1993

Several expert witness assignments including Palm Bay vs. Melbourne; Tequesta vs. Jupiter; Town of Palm Beach vs. City of West Palm Beach; City of Sunrise vs. Davie; Kissimmee vs. Complete Interiors; and others.

Economic Evaluations/Credit Worthiness Analyses

Credit Worthiness Analysis for Drinking Water State Revolving Fund (1999) – Florida Department of Environmental Regulation

Credit Rating Reviews (1980-2000) – for numerous investor-owned utilities; many city-owned utilities (Winter Haven, Port St. Lucie, Miramar, Tamarac, Palm Bay, North Port, etc.); many county-owned utilities; several not-for-profit utilities; and utility authorities (OUA, etc.)

Financial Feasibility and Engineer's Revenue Bond Reports (1980-2000) – for over \$2 billion of water and/or wastewater bonds for some fifty (50) entities in the Southeast United States including Clay, Lee, Hernando, Martin, and other counties; Lakeland, West Palm Beach, Miramar, Tamarac, Panama City Beach, Winter Haven, Naples, North Port, Palm Bay, Port St. Lucie, New Port Richey, Clermont, Orange City, Deerfield Beach, Sanibel, City of Peachtree City, Widefield, and many other cities; Lee County Industrial Development Authority, Englewood Water District, and other utilities.

Privatization Procurement and Analysis for many water and wastewater systems including Sanibel, Town of Palm Beach, Temple Terrace, Palm Bay, Widefield, Bullhead City and sever others.

Service Areas and Negotiations

Mr. Hartman has participated in over thirty-five (35) service area formations, Chapter 25 F.S. certifications, Chapter 180.02 reserve areas, authority creations, and interlocal service area agreements including Lakeland, Haines City, Bartow, Winter Haven, Sanibel, St. Cloud, Palm Bay, SBWA, ECFS, MWUC, Edgewater, Orange City, UCCNSB, Port St. Lucie, Martin County, OUA, NKLUA, DDUA, and many others. Mr. Hartman has been a primary negotiator for interlocal service agreements regarding capacity, joint-use, bulk service, retail service, contract operations and many others for entities such as the Town of Palm Beach, Miramar, Lauderdale-By-The-Sea, North Miami Beach, Collier County, Marion County, St. Johns County, JEA and many others.

Expert Testimony

Mr. Hartman has been accepted in various Circuit Courts, Florida Division of Administrative Hearings, Florida Public Service Commission, arbitration, and quasi-judicial hearings conducted by cities and counties, as a technical expert witness in the areas of electric systems, solid waste systems, stormwater systems, gas systems, wastewater systems and/or biosolids facilities, water supply, facility planning, water resources, water treatment, water quality engineering, water system design and construction, wastewater collection, wastewater transmission, wastewater treatment, effluent/reclaimed water use, sludge processing and disposal, costing, damages, rates/charges, service and service areas, and utility systems valuation and utility systems valuation. Recently, Mr. Hartman has been an expert witness on utility condemnation, utility arbitration, water rates and use permitting DOAH case, utility rate setting DOAH case, service area and utility service civil case, City of Atlanta Water Treatment Plant Construction, City of Milwaukee Cryptosporidium, Jupiter vs. Tequesta Water Contract Services, Winter Park electric, Okeelanta/Osceola Power Plants, UCCNSB and many other condemnation cases. Mr. Hartman has been an expert witness in permitting and regulatory cases.

Mr. Hartman has given oral testimony on some 200 occasions over the past 38 years. He has assisted in the resolution of a similar number of matters without formal testimony.

Publications / Presentations

Papers/Presentations (Since 1994)

- 2019 "Exploring Options for Cost Savings - Optimization and Equity Recapture"
By Clifton Parker and Gerald C. Hartman, April 3-5, 2019
VRA – Governor's Infrastructure Conference
- 2016 "What Special Masters are Looking For"
By Gerald C. Hartman and Dr. L. Golisz, December 10, 2015
FC – IAAO – TPP Conference
- 2015 "Perspectives For Utility Sales – (City/Co./Auth./NFP/CDD)"
By Gerald C. Hartman, August 26, 2015
Philadelphia, PA - Business Seminar
- 2015 "Water Privatization and the Systems Viability Act Legislation"
Gerald C. Hartman, et al., 102nd
Illinois Municipal League Annual Conference
September 18, 2015
- 2014 Hartman, G.C. and Hollis, Tara L. "Financial Forces Impacting Small Utility Systems." 2014 Indiana Section AWWA Conference, February 2014.
- 2013 Hartman, G.C. "Stormwater Reuse/Water Harvesting", FL Water & Environment Association, January 24, 2013.
- 2012 Hartman G.C., T.L. Hollis "Optimization of Utility Performance", Florida-CFOA.
- 2008 Hartman, G.C., Hollis, Tara L. and Isaacs, Tony W. "Discussion of Outside City Utility Rate Surcharge." Special Meeting – Various Municipality Leaders in State of Florida (Hosted by the City of North Miami Beach and the City of North Miami). October 28, 2008.
- 2007 Hartman, G.C. and Wanielista, M. P. "Stormwater Reuse: The Utility Business Practice." 9th Biennial Conference on Stormwater Research & Watershed Management. May 2, 2007.
- 2005 Wanielista, Marty and G.C. Hartman, "Regional Stormwater Facilities", Stormwater Management for Highways Transportation Research Board TRB AFB60, July 12, 2005.
- 2004 Hartman, G.C., D. Cooper, N. Eckloff and R. Anderson, "Water," The Bond Buyer's Sixth Southeast Public Finance Conference, February 23, 2004.
- 2003 Hartman, G.C., "Utility Valuation," Wake Forest University Law School Seminar Series, February 6-8, 2003.
- 2003 Hartman, G.C., H.E. Schmidt, Jr. and M.S. Davis, "Biosolids Application in Rural DeSoto County, Florida," WEF/AWWA/CWEA Joint Residuals and Biosolids Management Conference, February 19-22, 2003.
- 2003 Hartman, G.C. and Dr. M. Wanielista, "Irrigation Quality Water – Examples and Design Considerations," ASCE Conference, April 4, 2003.
- 2003 Hartman, G.C., M.A. Rynning and V. Hargray, "Assessing the Water Demands of Commercial Customer," WEF Volume 6, No. 4, July/August 2003 – Utility Executive.

- 2002 Hartman, G.C., M. Sloan, N.J. Gassman, and D.M. Lee, "Developing a Framework to Balance Needs for Consumptive Use and Natural Systems with Water Resources Availability," WEF Watershed 2002 Specialty Conference, February 23-27, 2002.
- 2000 Hartman, G.C., M.A. Rynning, and V. Hargray, "Assessment of Commercial Customer Water Impacts," AWWA 2000.
- 1999 Hartman, G.C. contributing author, Chapter 14B, Nichols on Eminent Domain, RCNLD Valuation of Public Utilities, March 1999 Edition, Release No. 48.
- 1998 Hartman, G.C., "In-House, Outsourcing and the Not-for-Profit Utilities Option," Florida Government Finance Officers Association (FGFOA) Conference, March 27, 1998.
- 1998 Hartman, G.C. and D.P. Dufresne, "Understanding Groundwater Mounds - A Key to Successful Design, Operation and Maintenance of Rapid Infiltration Basins," April 4-7, 1998, FWWA/WET/FPCOA Joint Meeting.
- 1998 Hartman, G.C. and Seth Lehman, "Financing Water Utilities - Acquisition and Privatization Projects," AWWA Annual Conference, June 24, 1998.
- 1997 Hartman, G.C., Seth Lehman, "Financing Utility Acquisitions," AWWA/WEF Joint Management Conference, February 1997.
- 1997 Hartman, G.C., B.V. Breedlove, "Water: Where It Comes From and Where It Goes," FRT & G/FDEP Conference, September 1997.
- 1997 Hartman, G.C., W.D. Wagner, T.A. Cloud, and R.C. Copeland, "Outsourcing Programs in Seminole County," AWWA/WEF/FPCOA Conference, November 1997.
- 1997 Hartman, G.C., M.B. Alvarez, J.R. Voorhees, and G.L. Basham, "Using Color as an Indicator to Comply with the Proposed D/DBP Rule," AWWA, Water Quality Technology Conference, November 1997.
- 1996 Hartman, G.C., M.A. Rynning, and R.A. Terrero, "5-Year Reserve Capacity - Can Customers Afford the Cost?" FSASCE Annual Meeting, 1996.
- 1996 Hartman, G.C., T.A. Cloud, and M.B. Alvarez, "Innovations in Water and Wastewater Technology," Florida Quality Cities, August 1996.
- 1995 Hartman, G.C. and R.C. Copeland, "Utility Acquisitions - Practices, Pitfalls and Management," AWWA Annual Conference, 1995.
- 1995 Hartman, G.C., "Safe Drinking Water Act," and "Stormwater Utilities," FLC Annual Meeting, 1995.
- 1994 Hartman, G.C. and R.J. Ori, "Water and Wastewater Utility Acquisition," AWWA National Management Specialty Conference, 1994.

Books

- Hartman, G.C., *Utility Management and Finance*, (presently under contractual preparation with Lewis Publishing Company/CRC Press).
- Vesilind, P.A., Hartman, G.C., Skene, E.T., *Sludge Management and Disposal for the Practicing Engineer*, Lewis Publishers, Inc.; Chelsea, Michigan; 1986, 1988, 1991

Appendix C

Public Utility Commission of Texas

Memorandum

TO: Interested Parties

FROM: Heidi Graham, Infrastructure Division

DATE: March 2, 2022

RE: Project No. 49818, List of Experts Qualified to Conduct Economic Valuations under Texas Water Code § 13.305 and 16 Texas Administrative Code § 24.238(c)

Texas Water Code § 13.305(b) and the Commission's associated rule, 16 Texas Administrative Code § 24.238(c), require the Commission to maintain a list of utility valuation experts qualified to determine the fair market value of a selling utility or the facilities to be sold for which the Commission has received notice under those statutory and rule sections. The current list is contained in the following table:

No.	Name	Address	Phone	Email
1	Zak Wright	NewGen Strategies & Solutions 112 Westwood Pl, Ste 165 Brentwood, TN 37027	O: (615) 645-4846 M: (615) 477-6757	zwright@newgenstrategies.net
2	Grant Rabon	NewGen Strategies & Solutions 8140 North Mezac Expressway Ste 1-200 Austin, TX 78759	O: (512) 900-8252 M: (512) 565-0123	grahon@newgenstrategies.net
3	Michael Lane	NewGen Strategies & Solutions 112 Westwood Place, Ste 165 Brentwood, TN 37027	O: (615) 970-7575 M: (615) 218-1509	mlane@newgenstrategies.net
4	Nancy Heller Hughes	NewGen Strategies & Solutions 20014 SE 19th St Sammamish, WA 98075	O: (425) 605-5332 M: (425) 922-2287	nhughes@newgenstrategies.net
5	Bret Fenner	B&D Environmental 200 Harbor Circle Georgetown, Texas 78633	(512) 917-7541	bret.fenner@yahoocom
6	Kyle Schroeder	Texas Values (Appraisal Services) 500 6th St San Antonio, TX 78215	(210) 545-1538	kyle@texasvalues.com

No.	Name	Address	Phone	Email
7	Arthur L. Schwartz	Valbridge Property Advisors 2030 Dickey Ave, Ste 200 New Orleans, LA 70123	(504) 541-5101	aschwartz@valbridge.com
8	Robbie Wilson	Advance Appraisal Group 13901 Midway Rd, Ste 102-210 Dallas, TX 75244	(469) 569-3595	rwil-co@advanceappraisalgroup.com
9	Joseph Batis	UBHly Valuation Experts, Inc. 313 N Chicago St Joliet, IL 60432	(888) 416-3797	joe@ubhlyvaluationexperts.com
10	Anthony Festa	Cushman & Wakefield of New Jersey, LLC One Meadowlands Plaza, 7th Fl. East Rutherford, NJ 07073	O: (201) 508-5271 M: (201) 803-0702	anthony.festa@cushwake.com
11	J. Fernando Sosa	Cushman & Wakefield, Inc. 225 W Wacker Rd, Ste 2800 Chicago, IL 60606	(312) 335-7852 M: (310) 505-6524	fernando.sosa@cushwake.com
12	Gregory E. Scheig	Vantage Point Advisors, Inc. 180 State St, Ste 225 Southlake, TX 76092	(214) 254-4901	gscheig@vpointadvisors.com
13	Steven McDonald	Rafelis 341 N Maitland Ave, Ste 300 Maitland, FL 32751	(407) 961-6705	smcdonald@rafelis.com
14	John Mastracchio	Rafelis 40 British American Blvd, 2nd Flr Latham, NY 12110	(518) 391-8944 O: (407) 961-6705 M: (407) 450-5545	jmastracchio@rafelis.com
15	Dylan D'Ascendis	ScottMadden, Inc 1900 West Park Dr, Ste 250 Westborough, MA 01581	(609) 680-8693	dldascendis@scottmadden.com
16	Matthew Howard	ScottMadden, Inc. 1900 West Park Dr, Ste 250 Westborough, MA 01581	(508) 202-7924 (847) 782-4714	mhoward@scottmadden.com
17	Gerard C. Hartman	Hartman Consultants, LLC 637 North Park Ave Winter Park, FL 32789	(407) 341-0970 Fax: (407) 909-0882	gerard@hartmanconsultants.com



The American Society of Appraisers

Attests that

Gerald C. Hartman

Accredited Senior Appraiser

has successfully participated in the
Society's mandatory Reaccreditation Program

and has complied with its continuing education requirements, as set forth in the organization's Constitution, Bylaws and Administrative Rules. Therefore, formal reaccreditation has been granted by the International Board of Governors and will remain valid through

August 15, 2026



Chief Executive Officer

Director of Credentialing Services

**The American Academy of Environmental
Engineers and Scientists®**

Certifies That

Gerald C. Hartman

Has maintained the requirements for

Board Certified Environmental Engineer

in the specialty(ies) of

Water Supply and Wastewater

This certification is valid through 12/31/2022

Certification Number: **88-10034**

THE AMERICAN ACADEMY OF ENVIRONMENTAL ENGINEERS AND SCIENTISTS
1000 RIVER STREET, SUITE 1000, NEWTON, MA 02459
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WWW.AAEE.ORG



Public Utility Commission of Texas

By These Presents Be It Known To All That

Marilee 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, Marilee Special Utility District is entitled to this

Certificate of Convenience and Necessity No. 10150

to provide continuous and adequate water utility service to that service area or those service areas in Collin and Grayson Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 53559 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 Marilee 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.